

**AGENDA
ZONING COMMITTEE
OF THE SAINT PAUL PLANNING COMMISSION
Thursday, April 29, 2010 3:30 P.M.
City Council Chambers
Third Floor City Hall - Saint Paul, Minnesota**

NOTE: The order in which the items appear on this agenda is not necessarily the order in which they will be heard at the meeting. The Zoning Committee will determine the order of the agenda at the beginning of its meeting.

APPROVAL OF APRIL 15, 2010, ZONING COMMITTEE MINUTES

SITE PLAN REVIEW – List of current applications (Tom Beach, 651-266-9086)

NEW BUSINESS

- 1 10-221-660 T-Mobile (1390 Larpenteur)**
Conditional Use Permit for a wireless communications antenna on a 75 ft monopole
1390 Larpenteur Ave E, between Clarence and Birmingham
R3
Sarah Zorn 651-266-6570

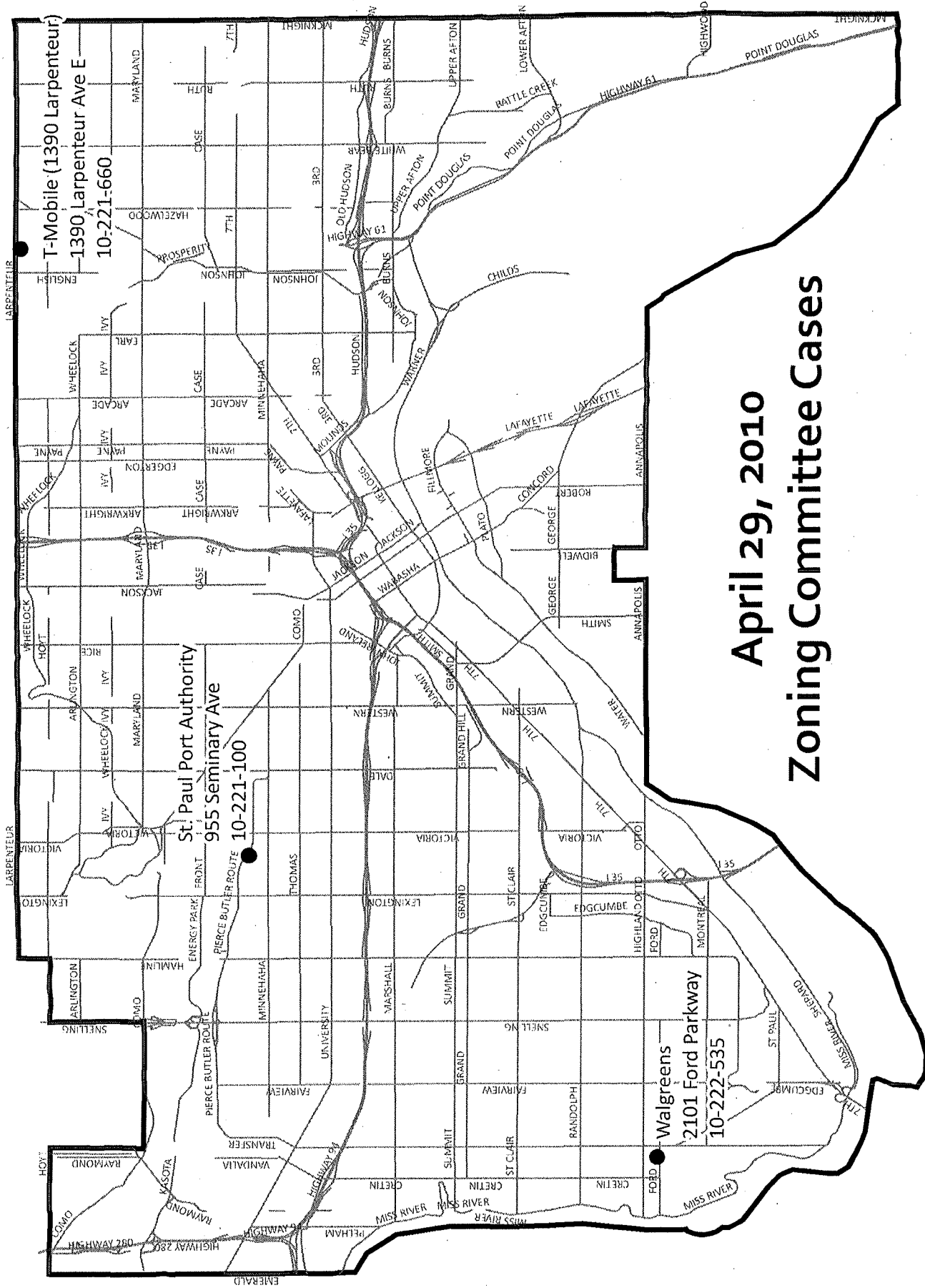
- 2 10-221-100 St. Paul Port Authority**
Rezoning from B2 Community Business to I1 Industrial
955 Seminary Ave, NE corner at Chatsworth
B2
Luis Pereira 651-266-6591

- 3 10-222-535 Walgreens Ford Parkway #3**
Site Plan Review for a new Walgreens and two smaller commercial buildings.
2101 Ford Parkway
B2
Tom Beach 651-266-9086

ADJOURNMENT

ZONING COMMITTEE MEMBERS: Call Allan Torstenson at 266-6579 or Samantha Langer at 266-6550 if you are unable to attend the meeting.

APPLICANT: You or your designated representative must attend this meeting to answer any questions that the committee may have.



April 29, 2010
Zoning Committee Cases

ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** T-Mobile (1390 Larpenteur) **FILE #** 10-221-660
 2. **APPLICANT:** T-Mobile Central **HEARING DATE:** April 29, 2010
 3. **TYPE OF APPLICATION:** Conditional Use Permit
 4. **LOCATION:** 1390 Larpenteur Ave E, between Clarence and Birmingham
 5. **PIN & LEGAL DESCRIPTION:** 222922220001, The Pioneer Real Estate Buil Subj To Rds And Alley The Fol Ex S 312 5/10 Ft Lot 5 And Ex S 312 5/10 Ft And Ex N 17 5/10 Ft Of S 330 Ft Of W 101 Ft Lot 6
 6. **PLANNING DISTRICT:** 2 **PRESENT ZONING:** R3
 7. **ZONING CODE REFERENCE:** §65.310; §61.501
 8. **STAFF REPORT DATE:** April 20, 2010 **BY:** Sarah Zorn
 9. **DATE RECEIVED:** April 8, 2010 **60-DAY DEADLINE FOR ACTION:** June 7, 2010
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- A. **PURPOSE:** Conditional Use Permit for a wireless communications antenna on a 75 ft monopole
- B. **PARCEL SIZE:** 590 ft. (Larpenteur) x 285 ft. (Clarence) = 168,150 sq. ft.
- C. **EXISTING LAND USE:** N-Church

D. **SURROUNDING LAND USE:**

North: City of Maplewood/Single Family Residential

East: Single family residential (R3)

South: Single family residential (R3)

West: Single and two family residential (R3)

- E. **ZONING CODE CITATION:** §65.310 requires a conditional use permit for cellular telephone antennas on a free-standing pole in residential districts, and provides specific standards and conditions for cellular telephone antennas; §61.501 lists general conditions that must be met by all conditional uses.
- F. **HISTORY/DISCUSSION:** There is no zoning history specific to this property.
- G. **DISTRICT COUNCIL RECOMMENDATION:** The District 2 Council had not commented at the time this staff report was prepared.

H. **FINDINGS:**

1. The Department of Safety and Inspections issued a Determination of Similar Use statement in December of 2009 determining that a broadband data service provider is substantially similar in character to traditional cellular telephone service.
2. §65.310 defines 'cellular telephone antenna', requires a conditional use permit for cellular telephone antennas on a free-standing pole in residential districts, and lists the following standards and conditions with which they must comply:
 - (a) *In residential districts, a conditional use permit is required for cellular telephone antennas on a residential structure less than sixty (60) feet high. In residential, traditional neighborhood and business districts, a conditional use permit is required for cellular telephone antennas on a freestanding pole, except for existing utility poles. In residential and traditional neighborhood districts, existing utility poles to which cellular telephone antennas are attached shall be at least sixty (60) feet high. This condition is met. An application for a conditional use permit has been made for a wireless communication antenna on a 75 foot high freestanding monopole.*
 - (b) *In residential, traditional neighborhood, and OS--B3 and B5 business districts, the antennas shall not extend more than fifteen (15) feet above the structural height of the structure to which they are attached... The proposed antenna is not being attached to an existing structure; therefore this condition does not apply to this application.*
 - (c) *For antennas proposed to be located on a residential structure less than sixty (60) feet high in residential districts, or on a new freestanding pole in residential, traditional neighborhood,*

and business districts, the applicant shall demonstrate that the proposed antennas cannot be accommodated on an existing freestanding pole, an existing residential structure at least sixty (60) feet high, an existing institutional use structure, or a business building within one-half (1/2) mile radius of the proposed antennas due to one (1) or more of the following reasons:

- (1) The planned equipment would exceed the structural capacity of the existing pole or structure.*
- (2) The planned equipment would cause interference with other existing or planned equipment on the pole or structure.*
- (3) The planned equipment cannot be accommodated at a height necessary to function reasonably.*
- (4) The owner of the existing pole, structure or building is unwilling to co-locate an antenna.*

This condition is met. The applicant has provided a map showing buildings within one half mile of the proposed antenna site, and explained why the proposed antenna cannot be accommodated on existing structures in the area.

- (d) In residential, traditional neighborhood and business districts, cellular telephone antennas to be located on a new freestanding pole are subject to the following standards and conditions:*

- (1) The freestanding pole shall not exceed seventy-five (75) feet in height, unless the applicant demonstrates that the surrounding topography, structures, or vegetation renders a seventy-five-foot pole impractical. Freestanding poles may exceed the above height limit by twenty-five (25) feet if the pole is designed to carry two (2) antennas. This condition is met. The April 8, 2010 letter from the applicant attached to the application states that the antenna will be 75 ft. tall.*
- (2) Antennas shall not be located in a required front or side yard and shall be set back one (1) times the height of the antenna plus ten (10) feet from the nearest residential structure. This condition is met. The proposed location is more than 85 ft. from the nearest residential property line and is not in a required yard.*
- (3) The antennas shall be designed where possible to blend into the surrounding environment through the use of color and camouflaging architectural treatment. Drawings or photographic perspectives showing the pole and antennas shall be provided to the planning commission to determine compliance with this provision. This condition is met. The applicant has provided a photographic perspective that shows what the antenna will look like on the site. The antenna panels and pole will be painted brown with a maintenance-free paint.*
- (4) In residential and traditional neighborhood districts, the pole shall be on institutional use property at least one (1) acre in area. In business districts, the zoning lot on which the pole is located shall be within contiguous property with OS or less restrictive zoning at least one (1) acre in area. This condition is met. The pole will be located on church property, which is approximately 3.7 acres in area.*
- (e) In industrial districts, cellular telephone antennas on a freestanding pole shall not exceed one hundred fifty (150) feet in height, shall not be located in a required front or side yard, and shall be set back one (1) times the height of the antenna plus ten (10) feet from the nearest residential structure. This condition does not apply.*
- (f) Antennas located in historic districts shall be subject to review and approval of the heritage preservation commission. This condition does not apply.*
- (g) Freestanding poles shall be a monopole design. This condition is met. The proposed freestanding pole is a monopole design.*
- (h) Transmitting, receiving and switching equipment shall be housed within an existing structure whenever possible. If a new equipment building is necessary, it shall be permitted and regulated as an accessory building, section 63.500, and screened from*

view by landscaping where appropriate. This condition is met. The applicant is proposing to construct a 12 ft. x 15 ft. fenced area where the approximately 2 ft. x 8 ft. equipment will be located. The applicant is proposing a wrought iron fence and landscaping to conceal the equipment.

- (i) *Cellular telephone antennas that are no longer used for cellular telephone service shall be removed within one (1) year of nonuse.* This condition is met. The applicant has agreed to abide by this condition.

3. §61.501 lists five standards that all conditional uses must satisfy:

- (1) *The extent, location and intensity of the use will be in substantial compliance with the Saint Paul Comprehensive Plan and any applicable subarea plans which were approved by the city council.* This condition is met. The Comprehensive Plan refers to the importance of ensuring investments in local and regional infrastructure supportive of economic development.
- (2) *The use will provide adequate ingress and egress to minimize traffic congestion in the public streets.* This condition is met. There is no significant traffic associated with the use; ingress and egress is adequate for routine maintenance.
- (3) *The use will not be detrimental to the existing character of the development in the immediate neighborhood or endanger the public health, safety and general welfare.* This condition is met. The use will not alter the existing character of development in the area and will improve the general welfare by expanding wireless communication capabilities and E911 emergency service in the area.
- (4) *The use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.* This condition is met. The use will not impede the development or improvement of surrounding properties.
- (5) *The use shall, in all other respects, conform to the applicable regulations of the district in which it is located.* This condition is met. The construction, operation and maintenance of the antenna will conform to all applicable district regulations.

I. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of the Conditional Use Permit for a wireless communications antenna on a 75 ft monopole subject to the following additional condition(s):

- 1. The screening and concealment of ground equipment shall be approved by the City of Saint Paul, Department of Safety and Inspections;
- 2. If the antenna is no longer used for cellular phone/wireless communication service it shall be removed within one year as required in section 65.310(i).



CONDITIONAL USE PERMIT APPLICATION

Department of Planning and Economic Development

Zoning Section

1400 City Hall Annex

25 West Fourth Street

Saint Paul, MN 55102-1634

(651) 266-6589

Zoning office use only

File # 10-221660

Fee: 750⁰⁰

Tentative Hearing Date:

4-29-10

PD-2

222922220001

APPLICANT

Name T-Mobile Central
Address 346 Country Rd
City Stillwater St. MA Zip 55082 Daytime Phone 651-439-6030
Name of Owner (if different) Our Redeemer Lutheran Church
Contact Person (if different) Steve Carlson Phone 651-439-6030

PROPERTY LOCATION

Address / Location 1390 Larpenteur Ave E.
Legal Description Lengthy, see attached
Current Zoning R3, Residential
(attach additional sheet if necessary)

TYPE OF PERMIT: Application is hereby made for a Conditional Use Permit under provisions of
Chapter IV, Section 65.310, Paragraph _____ of the Zoning Code.

SUPPORTING INFORMATION: Explain how the use will meet all of the applicable standards and conditions. If you are requesting modification of any special conditions or standards for a conditional use, explain why the modification is needed and how it meets the requirements for modification of special conditions in Section 61.502 of the Zoning Code. Attach additional sheets if necessary.



☒ Required site plan is attached

Applicant's Signature

[Signature]

Date

4/07/10

City Agent

pdd
4-8-10

April 8, 2010

City of St. Paul
Department of Planning and Economic Development
25 West 4th Street, Suite 1300
City Hall Annex
Saint Paul, MN 55102

To Whom It May Concern:

Re: Conditional Use Permit Application regarding T-Mobile proposed wireless communication facility on the Our Redeemer Lutheran Church property located at 1390 Larpenteur Avenue East, St. Paul, MN 55109.

Overview

T-Mobile provides state-of-the-art wireless telecommunications service throughout the Twins Cities metropolitan area, including the city of St. Paul. This application arises from efforts by T-Mobile to fill a significant coverage gap. Currently, T-Mobile is experiencing a significant area of unacceptable coverage throughout a large residential neighborhood east of Lake Phalen and south of Larpenteur Avenue East.

This Greater East Side neighborhood of St. Paul represents a mature residential neighborhood. Wireless carriers such as T-Mobile are facing the challenge of providing quality wireless telecommunications services within residential neighborhoods throughout the country. It is currently estimated nationally that roughly 91 percent (285 million subscribers) of the U.S. population subscribes to wireless service. A growing trend is for households to eliminate the traditional land line phone, and rely entirely on their wireless service. Over the past four years alone, wireless only households grew from about 8.4 percent to almost 23 percent of U.S. households (Interview Survey, National Center for Health Statistics, December, 2009.). This continuing trend in mobile phone use requires that T-Mobile provide quality in-building coverage in residential neighborhoods such as the subject location.

T-Mobile Seeks to Fill a Coverage Gap.

Existing Resources Considered First: T-Mobile's efforts to provide service to this area focused first on maximizing the use of existing infrastructure surrounding the coverage area, including rooftops of existing buildings, City water towers and an existing T-Mobile antenna facilities elsewhere in the City. These surrounding facilities are operating at maximum capability. We have searched for any existing towers, water towers or other tall structures within one-half mile of this proposed site. No existing towers, tall utility structures or buildings over three stories exist within this one-half mile area. T-Mobile's primary coverage gap includes the residential homes east of Lake Phalen and primarily south of Larpenteur Avenue. The existing topography and thick mature trees of this area create a significant challenge to provide adequate wireless network coverage in this area. We believe the proposed location offers the best coverage solution for this neighborhood.

Our Redeemer Lutheran Church location

We have identified this Institutional property as a suitable location to install a wireless facility. This proposed installation will consist of a seventy-five foot monopole with six panel antennas at the top. The monopole will have a core-ten, brown colored finish that both resists corrosion, and eliminates ongoing paint maintenance. The antennas will be painted brown to match the color of the pole to help blend in. The telecommunication equipment cabinets needed to process phone calls from this facility will be located adjacent to the existing church's western elevation, and will be secured behind a decorative wrought-iron fence. In addition, landscaping will be added to help screen this equipment.

Public Safety

T-Mobile's need for additional coverage in this residential neighborhood is driven by the current use of St. Paul residents. Adequate in-building coverage, as well as outdoor and in vehicle coverage is necessary for adequate Enhanced 911 service technology.

All wireless base stations must meet the science-based RF emission guidelines of the Federal Communications Commission (FCC), which establish very conservative exposure limits to ensure that the health of all citizens is protected. The guidelines are designed with a substantial margin of safety (source: CTIA).

T-Mobile provides a valuable public safety function in the form of a relatively new technology called Enhanced 911 (E911). E911 is an emergency service designed to provide additional protections for wireless phone users. E911 does three things:

1. Ensures that a wireless 911 call is routed to the nearest emergency dispatch call center;
2. Provides emergency dispatchers with the call-back number of the distressed caller; and
3. Provides the approximate location of the distressed caller.

Wireless providers must have enough antennas placed throughout communities to ensure a distressed caller's wireless phone has adequate signal available to make an emergency call, stay connected with the 911 operator, and be located by emergency services.

In summary, of all the potential location options in or near this neighborhood, we believe the Our Redeemer Lutheran Church location represents the best viable option for a wireless telecommunication site that can meet T-Mobile's coverage needs. Other alternative locations were analyzed, but do not meet the coverage needs of this neighborhood.

Sincerely,



Steven J. Carlson

Attachments:

- A. Compliance with St. Paul Zoning Code Requirements
- B. Site Plans
- C. Half Mile map of subject location
- D. Photo simulation

EXHIBIT A
Legal Description

The Property is legally described as follows:

Property located in Ramsey, MN

All the tract or parcel of land lying and being in the County of Ramsey, and State of Minnesota, described as follows, to-wit:

Lot 5, except the South 312.5 feet and subject to Birmingham Street and Larpenteur Avenue, and Lot 6, except the South 312.5 feet and except the North 17.5 feet of the South 330.0 feet of the West 101.0 feet and subject to Clarence Street and Larpenteur Avenue. The Pioneer Real Estate and Building Society Subdivision of N. ½ of N.W. ½ of Sec. 22, T. 29, R. 22, according to the plat thereof on file and of record in the office of the Register of Deeds within and for said County.

AND BEING the same property conveyed to Our Redeemer Evangelical Lutheran Church from Meyer J. Schiffer and Beatrice A. Schiffer, husband and wife by Warranty Deed dated May 17, 1954 and recorded May 19, 1954 in Instrument No. 1334275; AND FURTHER CONVEYED to Our Redeemer Evangelical Lutheran Church of New Canada Township, Ramsey County, Minnesota from Meyer J. Schiffer and Beatrice A. Schiffer, husband and wife by Quit-Claim Deed dated October 30, 1970 and recorded November 30, 1970 in Instrument No. 1787885.

Tax Parcel No. 22-29-22-22-0001

EXHIBIT A

T-Mobile USA
Conditional Use Permit
Zoning Compliance

Site Information

Applicant Contact	T-Mobile Central LLC (dba T-Mobile USA) Steve Carlson Carlson & Harrington, Inc 346 Country Road Stillwater, MN 55082 651.439.6030 (Phone) 651.846.5128 (Fax)
Site Location	1390 Larparenteur Avenue East, St. Paul, MN
Current Zoning	R3, Residential
Municipal Utilities	The site is served by Municipal utilities

Adjacent Zoning

Direction	Zone
North	Residential (Maplewood)
South	R3, Residential
East	R3, Residential
West	R3, Residential

Case History

1390 Larparenteur Avenue is located along the northern boundary of St. Paul, within the Greater East Side neighborhood district. The current use of the property is Our Redeemer Lutheran Church. In addition to the church facility, it is improved with two large paved parking lots. This is primarily a rectangular-shaped parcel containing 3.7 acres, and is owned by the Church. Development in the immediate vicinity of the property consists primarily of single and multi-family residential homes. A site plan is enclosed in Exhibit B for your reference.

Introduction

T-Mobile USA is requesting a Conditional Use Permit in order to develop a wireless telecommunications monopole tower ("Communication Site") at 1390 Larpenteur Avenue East. The proposed communication tower will be located near the western elevation of the church building, behind the main building. The tower and related accessory equipment will be surrounded by the existing church building from the north, east and south, and will be partially screened by existing trees on the site. An existing parking lot and driveway on the west side of the property will provide access to the communication site. The associated equipment necessary for the operation of the antennas will be located adjacent to the church building, and will be placed on a concrete pad. The equipment location will be secured with decorative wrought iron fencing, and will be screened by additional landscaping. Please refer to the attached site plan and drawings for details (Exhibit B).

The Conditional Use Permit is being requested per the following sections of the St. Paul Zoning Code:

ARTICLE IV. 65.300. PUBLIC SERVICES AND UTILITIES

Sec. 65.310. Antenna, cellular telephone.

A device consisting of metal, carbon fiber, or other electromagnetically conductive rods or elements, usually arranged in a circular array on a single supporting pole or other structure, and used for the transmission and reception of radio waves in wireless telephone communications.

Standards and conditions:

- (a) In residential districts, a conditional use permit is required for cellular telephone antennas on a residential structure less than sixty (60) feet high. In residential, traditional neighborhood and business districts, a conditional use permit is required for cellular telephone antennas on a freestanding pole, except for existing utility poles. In residential and traditional neighborhood districts, existing utility poles to which cellular telephone antennas are attached shall be at least sixty (60) feet high.
- (b) In residential, traditional neighborhood, and OS--B3 and B5 business districts, the antennas shall not extend more than fifteen (15) feet above the structural height of the structure to which they are attached. In B4 business and industrial districts, the antennas shall not extend more than forty (40) feet above the structural height of the structure to which they are attached.
- (c) For antennas proposed to be located on a residential structure less than sixty (60) feet high in residential districts, or on a new freestanding pole in residential, traditional neighborhood, and business districts, the applicant shall demonstrate that the proposed antennas cannot be accommodated on an existing freestanding pole, an existing residential structure at least sixty (60) feet high, an existing institutional use structure, or a business building within one-half (1/2) mile radius of the proposed antennas due to one (1) or more of the following reasons:
 - (1) The planned equipment would exceed the structural capacity of the existing pole or structure.
 - (2) The planned equipment would cause interference with other existing or planned equipment on the pole or structure.
 - (3) The planned equipment cannot be accommodated at a height necessary to function reasonably.
 - (4) The owner of the existing pole, structure or building is unwilling to co-locate an antenna.

- *In our due diligence, we searched for existing tall buildings, existing towers and water towers within one-half mile of the proposed monopole location. There are no existing towers or water towers in this area, and no buildings over three stories (or over 30 feet) in the search radius. We did discuss a possible light pole replacement site at the Frost Lake Park and Elementary school, but were unable to enter into an agreement for a design or lease agreement with the landlord. The existing light standards at this Frost Lake Park site are less than 60 feet in height as well. Please refer to Exhibit C of this application for a detailed map of the half-mile search area as well as locations of the nearest existing T-Mobile antenna locations.*

(d) In residential, traditional neighborhood and business districts, cellular telephone antennas to be located on a new freestanding pole are subject to the following standards and conditions:

(1) The freestanding pole shall not exceed seventy-five (75) feet in height, unless the applicant demonstrates that the surrounding topography, structures, or vegetation renders a seventy-five-foot pole impractical. Freestanding poles may exceed the above height limit by twenty-five (25) feet if the pole is designed to carry two (2) antennas.

- *T-Mobile's proposed communication tower is designed as a monopole structure measuring 75 feet to the tallest point of the tower and attached antennas. Only a thin lightning rod will extend above the 75 foot above grade mark.*

(2) Antennas shall not be located in a required front or side yard and shall be set back one (1) times the height of the antenna plus ten (10) feet from the nearest residential structure.

- *The subject lot is a corner lot, and T-Mobile's proposed monopole is located behind the church building near the western elevation of the site. This proposed monopole location is 114 feet from the nearest residential garage, and 131 feet from the nearest residential dwelling. This setback exceeds the required 85-foot setback (tower height plus 10 feet) of this code.*

(3) The antennas shall be designed where possible to blend into the surrounding environment through the use of color and camouflaging architectural treatment. Drawings or photographic perspectives showing the pole and antennas shall be provided to the planning commission to determine compliance with this provision.

- *The proposed monopole will be a core-ten, brown color, and the antennas will be painted to match the brown color of the pole. This core-ten finish is a natural aging finish that is maintenance free, and eliminates the long-term issues of peeling paint or visual evidence of corrosion. It also is close in color to tree bark similar to the trees in the neighborhood.*

(4) In residential and traditional neighborhood districts, the pole shall be on institutional use property at least one (1) acre in area. In business districts, the zoning lot on which the pole is located shall be within contiguous property with OS or less restrictive zoning at least one (1) acre in area.

- *The subject property is institutionally owned by Our Redeemer Lutheran Church. The Church parcel includes approximately 3.70 acres of land, meeting this size requirement.*

(e) In industrial districts, cellular telephone antennas on a freestanding pole shall not exceed one

hundred fifty (150) feet in height, shall not be located in a required front or side yard, and shall be set back one (1) times the height of the antenna plus ten (10) feet from the nearest residential structure. N/A

(f) Antennas located in historic districts shall be subject to review and approval of the heritage preservation commission. N/A

(g) Freestanding poles shall be a monopole design.

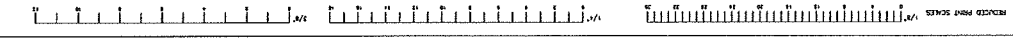
- ***The proposed tower is monopole in design. Please see the attached site plans for details.***

(h) Transmitting, receiving and switching equipment shall be housed within an existing structure whenever possible. If a new equipment building is necessary, it shall be permitted and regulated as an accessory building, section 63.500, and screened from view by landscaping where appropriate.

- ***The accessory equipment is located adjacent to the existing church building, and is screened with a wrought iron fence and several arborvitae trees. Please see the attached plans for reference.***

(i) Cellular telephone antennas that are no longer used for cellular telephone service shall be removed within one (1) year of nonuse.

- ***T-Mobile will comply with this requirement, and is required through its lease with the property owner to remove the tower and facilities shortly after the expiration or termination of the lease.***

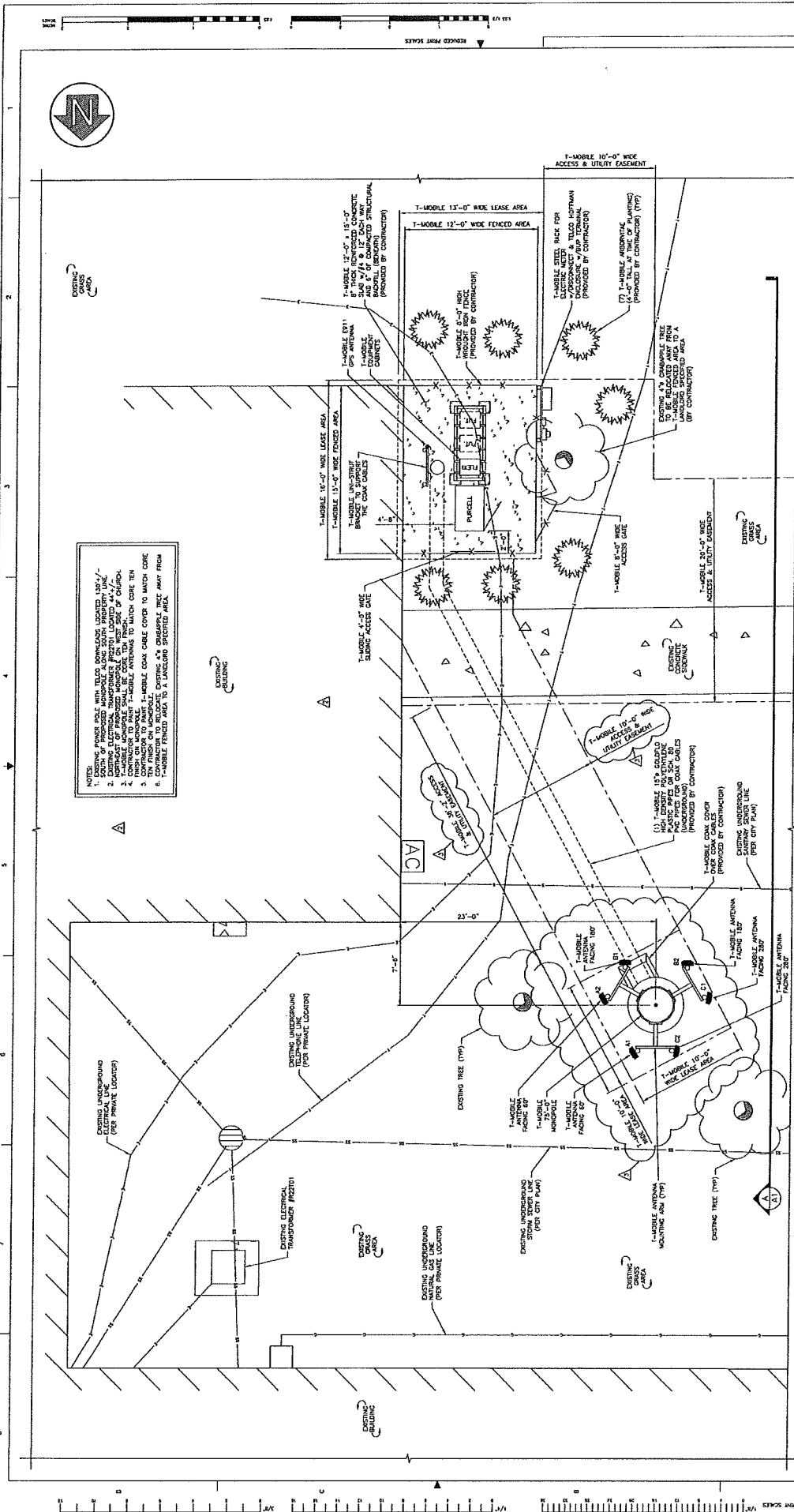


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ST. PAUL
MER LUTHERAN CHURCH
A1N619

I hereby certify that this plan specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

•T•Mobile•
MINNEAPOLIS MARKET



ENLARGED SITE PLAN

ST. PAUL
OUR REDEEMER LUTHERAN CHURCH
A11N618
ENLARGED SITE PLAN
1390 LARPELLEUR AVE. E.
ST. PAUL, MINNESOTA

I hereby certify that this plan specification, or report was prepared by me under the direct supervision and that I am duly Licensed Professional Engineer under the laws of the State of Minnesota.

Signature _____	Typed or Printed Name _____	THOMAS COTTIN
Date _____	Reg. No. _____	43187

THIS DRAWING HAS NOT BEEN PUBLISHED AND
SOLD SEPARATELY OF THE PATENT. IT IS
TO BE USED ONLY IN CONNECTION WITH
THE PATENT AND IS NOT TO BE REPRODUCED
OR USED FOR ANY OTHER PURPOSE OTHER THAN
THAT FOR WHICH IT IS

·T·Mobile·
MINNEAPOLIS MARKET

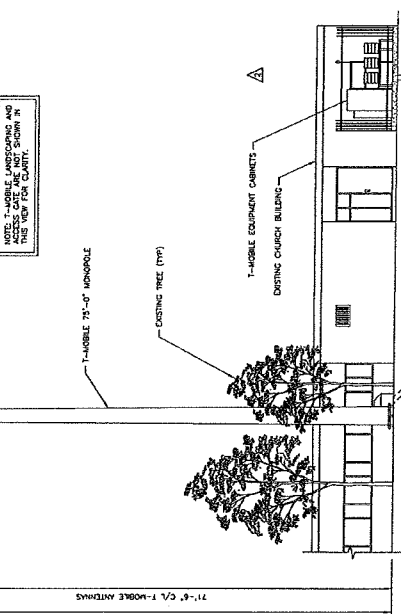
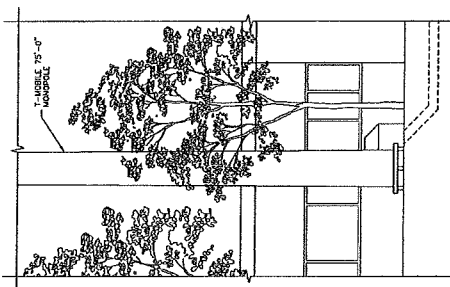
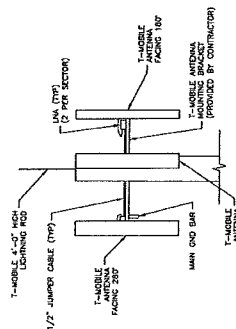
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MANUAL CHANGES MADE - YES <input type="checkbox"/> NO <input type="checkbox"/>		DATE FILE UPDATED - YES <input type="checkbox"/> NO <input type="checkbox"/>		WORLD UPDATED - YES <input type="checkbox"/> NO <input type="checkbox"/>		CASH FILE MFL AMINISHED DND		AMINO 10-6-62	
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LMA REQUIREMENTS			SECTION 6003
NO.	TYPE		
1	ENV190512UB LMA/TMA PER SECTOR		607
2	ENV200512UB LMA/TMA PER SECTOR		1007
3	ENV190512UB LMA/TMA PER SECTOR		1807
4	ENV200512UB LMA/TMA PER SECTOR		2807
5	ENV190512UB LMA/TMA PER SECTOR		2807
6	ENV200512UB LMA/TMA PER SECTOR		2807

NOTES:

1. CONTRACTOR SHALL SET ALL T-MOBILE ANTENNAS TO ZERO DEGREES ELECTRICAL DOWNTILT AT TIME OF INSTALLATION.
2. T-MOBILE RF ENGINEERS WILL THEN SET TO PROPER TILT.



ATTENUATION AND CABLE LOSS REQUIREMENTS									
NO	TYPE	ATTENUATION COEFFICIENT, dB/100 FT	CONNECTION LOSS, dB	CABLE LOSS		TOTAL LOSS		COLOR CODE	REMARKS
				ATTENUATION, dB/100 FT	CONNECTION LOSS, dB	TOTAL LOSS, dB			
			R1	1607	7.97				
			R2	1607	7.97				
			R3	1607	7.97				
			R4	1607	7.97				
			R5	1607	7.97				
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			R21						

• FOR MORE INFORMATION REFER TO STANDARD DRAWING F55.

NOTE: T-MOBILE COAX CABLE SHALL BE AKA COAX CABLE.

- NOTES:
1. ANTENNA CABLE LEADS HAVE BEEN DETERMINED BASED ON 1500 HPHZ FREQUENCY. ALL ANTENNAS ARE ANTENNAHEADS AND ARE NOT TO BE CONNECTED TO THE MAIN ANTENNA HEAD. ALL ANTENNA CABLES ARE ANTENNAHEAD CABLES. ANTENNA CABLE LEADS REQUIRED ARE WAVE FORM ANTENNA CABLES.
 2. ALL ANTENNA/COAX CABLES ARE TO BE COLOR CODED AT THREE (3) LOCATIONS USING 1/2" WIDE PAPER ELECTRICAL TAPE.
 - A. TOP OF TOWER (ANTENNA LEVEL)
 - B. AT THE DOWN TOWER CONNECTION POINT
 - C. AT THE CUBERT CONNECTION POINT
 3. ANTENNA/COAX CABLES SHALL TIE TO GROUND AND/OR GROUNDING AT THREE (3) POINTS OF TOWER AS FOLLOWS:
 - A. TOP OF TOWER (ANTENNA LEVEL)
 - B. DOWN TOWER CONNECTION POINT (ONE MECHANICALLY CONNECTED TO THE TOWER AND ONE MECHANICALLY CONNECTED TO THE TOWER)
 - C. POSITION OF TOWER, ONE AND MECHANICALLY CONNECTED TO THE TOWER AND ONE MECHANICALLY CONNECTED TO THE TOWER
 4. ANTENNA CABLES SHALL BE MEASURED WITH TRUE NORTH AS SHOWN ON THE DRAWING.

E911 ANTENNA REQUIREMENTS				
NO.	ANTENNA		COPPER CABLE	
	TYPE	SECTOR (DEGREES)	LENGTH*	DLA COLOR CODE

DOWNTILT CONTROL REQUIREMENTS					
NO.	TYPE	CABLE CABLE			
		SUSPENSION (BOARDS)	LOCKIN	DIA.	COLOR CODE
1	A/CB-801 SERIES	80"	160"	1/4"	-

ENLARGED ELEVATION

A WEST ELEVATION

T-Mobile
MINNEAPOLIS MARKET

NO	DATE	INDICATED LOCATION	TYPE OF CHANGES	BY	DATE	INTERVIEW NUMBER
1	10/2/88	ADDED FOR THE	AD			
2	12/2/89	MODIFIED PENDING AREA	AD			
3	3/12/90	ADDED LEASE AREA & ACCESS NOTES	AD			

**ST. PAUL
OUR REDEEMER LUTHERAN CHURCH
ATN618
ANTENNA INFO. & TOWER ELEVATION
1390 LARPEUR AVE. E
ST. PAUL, MINNESOTA**

SCALE AS NOTED	DRAWING NUMBER A1N618-A1	REV :
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ANNUAL CHANGES MADE - YES <input type="checkbox"/> NO <input type="checkbox"/>	ENG FILE UPDATED - YES <input type="checkbox"/> NO <input type="checkbox"/>	MODEL UPDATED - YES <input type="checkbox"/> NO <input type="checkbox"/>	CARD FILE NO.	ATTENTION

Y

Exhibit C - 1/2 mile map

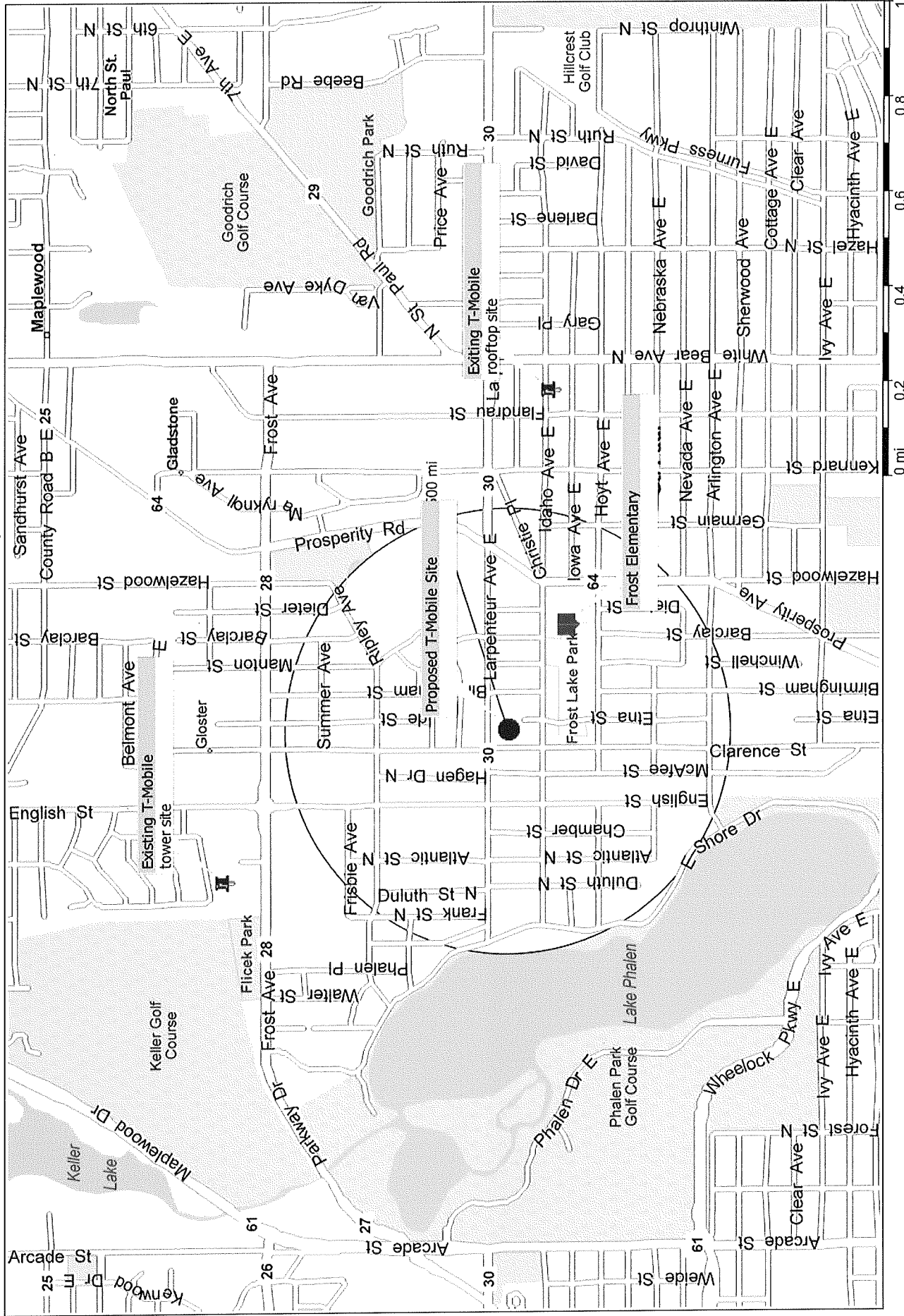


Exhibit D

T-Mobile

View Type: Simulated Photograph
Address: 1390 Larpenteur Ave E
City: St. Paul
Site Number: A1N0618
Description: Proposed T-Mobile
75-foot monopole.
View: Looking west from Larpenteur
Ave E.



MEMORANDUM OF LEASE

Assessor's Parcel Number: 22.29.22.22.0001

Between Our Redeemer Evangelical Lutheran Church ("Landlord") and T-Mobile Central LLC ("Tenant")

A Site Lease with Option (the "Lease") by and between Our Redeemer Evangelical Lutheran Church, a Minnesota corporation ("Landlord") and T-Mobile Central LLC, a Delaware limited liability company ("Tenant") was made regarding a portion of the following property:

See Attached Exhibit "A" incorporated herein for all purposes

The Option is for a term of twelve (12) months after the Effective Date (as defined under the Lease) of the Lease, with up to one additional six (6) month renewal ("Option Period").

The Lease is for a term of five (5) years and will commence on the date as set forth in the Lease (the "Commencement Date"). Tenant shall have the right to extend this Lease for five (5) additional and successive five-year terms.

IN WITNESS WHEREOF, the parties hereto have respectively executed this memorandum effective as of the date of the last party to sign.

LANDLORD: Our Redeemer Evangelical Lutheran Church

By: _____

Printed Name: _____

Title: _____

Date: _____

Karsten Nelson

Karsten Nelson

Pastor

3/2/10

TENANT: T-Mobile Central LLC

By: _____

Printed Name: Hossein Sepehr

Title: Area Director, Network Engineering & Operations

Date: _____

Hossein Sepehr

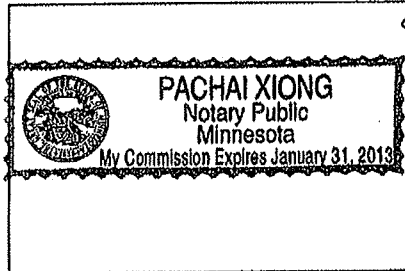
3/18/2010

STATE OF MINNESOTA

COUNTY OF RAMSEY

This instrument was acknowledged before me on Monday, March 8th by Karsten Nelson, [title] Pastor of Our Redeemer Evangelical Lutheran Church, a Minnesota corporation, on behalf of said corporation.

Dated: 3/8/2010



(Use this space for notary stamp/seal)

Notary Public

Print Name Pachai Xiong

My commission expires 01/31/2013

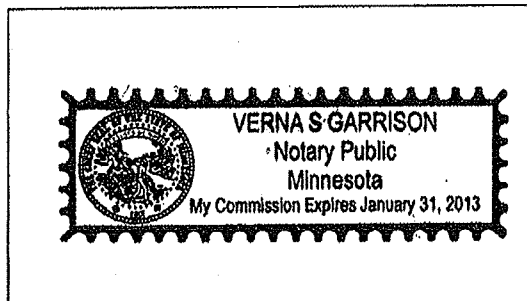


STATE OF MINNESOTA

COUNTY OF HENNEPIN

I certify that I know or have satisfactory evidence that Hossein Sepehr is the person who appeared before me, and said person acknowledged that s/he signed this instrument, on oath stated that s/he was authorized to execute the instrument and acknowledged it as a Area Director of T-Mobile Central LLC, a Delaware limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: March 18, 2010



(Use this space for notary stamp/seal)

Notary Public

Print Name Verna S. Garrison

My commission expires Jan 31, 2013

**Memorandum of Lease Exhibit A
Legal Description**

The Property is legally described as follows:

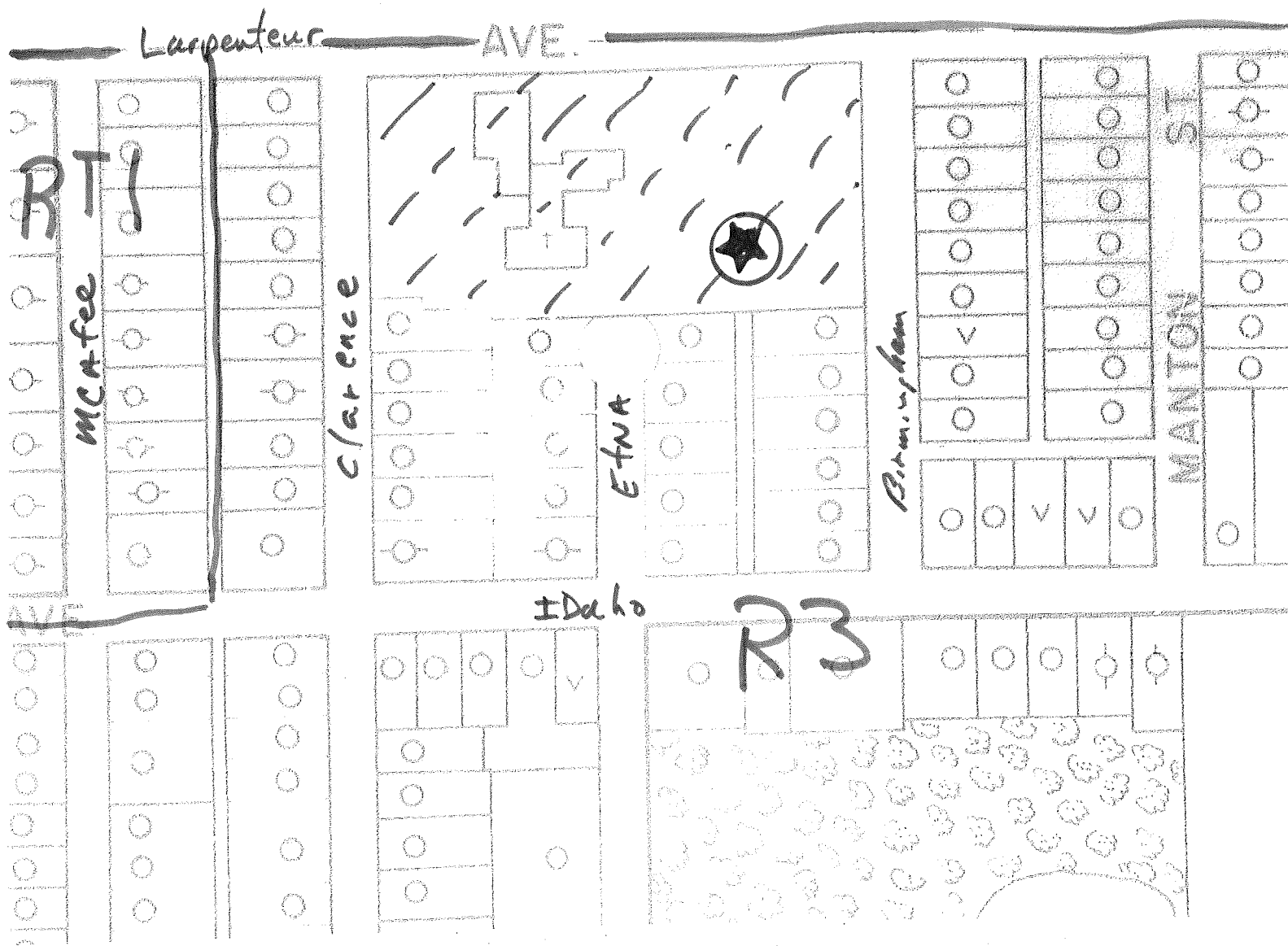
Property located in Ramsey, MN

All the tract or parcel of land lying and being in the County of Ramsey, and State of Minnesota, described as follows, to-wit:

Lot 5, except the South 312.5 feet and subject to Birmingham Street and Larpenteur Avenue, and Lot 6, except the South 312.5 feet and except the North 17.5 feet of the South 330.0 feet of the West 101.0 feet and subject to Clarence Street and Larpenteur Avenue. The Pioneer Real Estate and Building Society Subdivision of N. ½ of N.W. ¼ of Sec. 22, T. 29, R. 22, according to the plat thereof on file and of record in the office of the Register of Deeds within and for said County.

AND BEING the same property conveyed to Our Redeemer Evangelical Lutheran Church from Meyer J. Schiffer and Beatrice A. Schiffer, husband and wife by Warranty Deed dated May 17, 1954 and recorded May 19, 1954 in Instrument No. 1334275; AND FURTHER CONVEYED to Our Redeemer Evangelical Lutheran Church of New Canada Township, Ramsey County, Minnesota from Meyer J. Schiffer and Beatrice A. Schiffer, husband and wife by Quit-Claim Deed dated October 30, 1970 and recorded November 30, 1970 in Instrument No. 1787885.

Tax Parcel No. 22-29-22-22-0001



APPLICANT T-Mobile
 PURPOSE CUP
 FILE # 10-221660 DATE _____
 PLNG. DIST. 2 MAP # 7

SCALE 1" = 400'



LEGEND

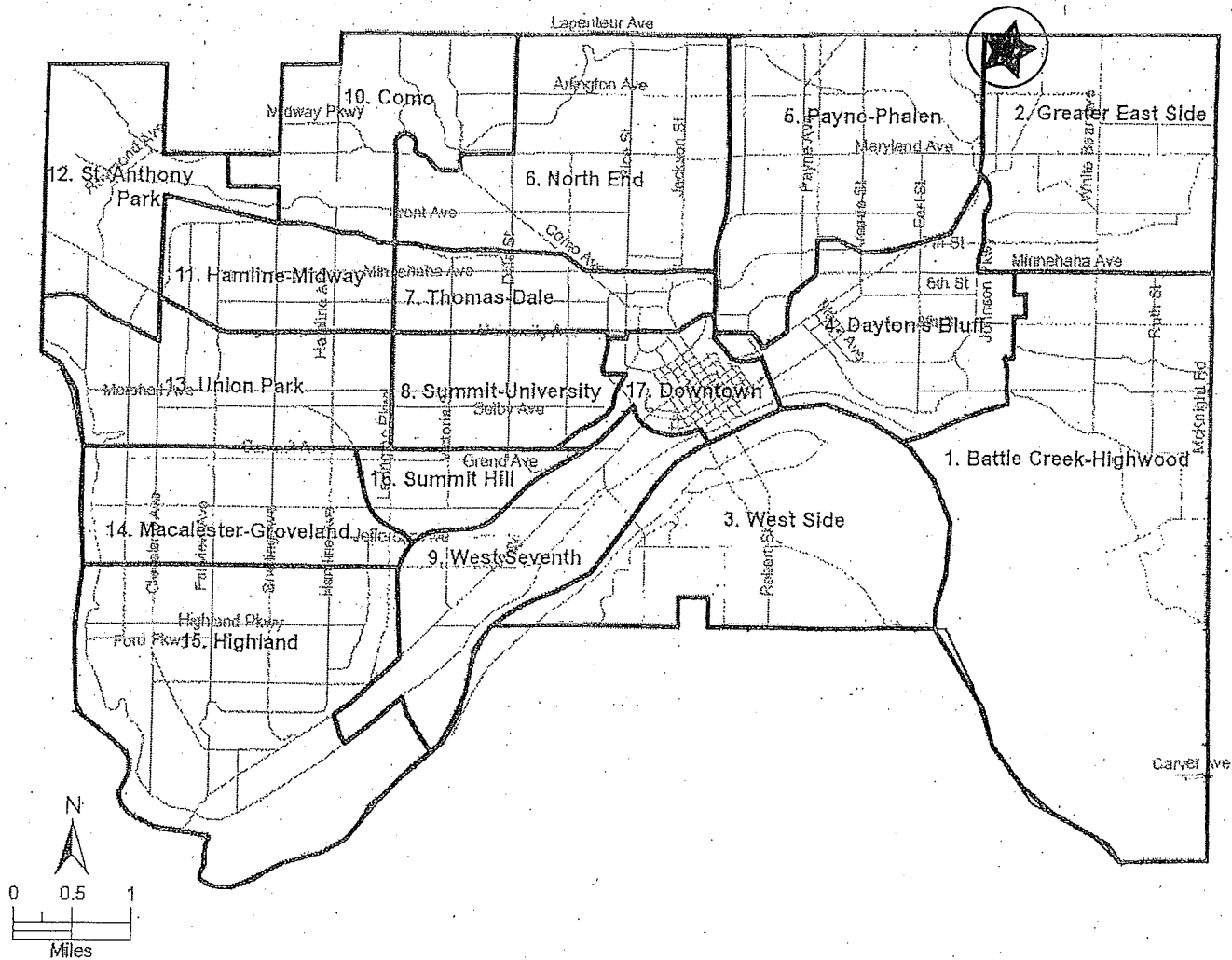
zoning district boundary

subject property

one family
 two family
 multiple family



commercial
 industrial
 V vacant



Source: City of Saint Paul

CITIZEN PARTICIPATION PLANNING DISTRICTS

1. SUNRAY-BATTLECREEK-HIGHWOOD
2. GREATER EAST SIDE
3. WEST SIDE
4. DAYTON'S BLUFF
5. PAYNE-PHALEN
6. NORTH END
7. THOMAS-DALE
8. SUMMIT-UNIVERSITY
9. WEST SEVENTH
10. COMO
11. HAMLINE - MIDWAY
12. ST. ANTHONY
13. UNION PARK
14. GROVELAND-MACALESTER
15. HIGHLAND
16. SUMMIT HILL
17. DOWNTOWN

10-221660

ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** St. Paul Port Authority (955 Seminary) **Zoning FILE #:** 10-221-100
 2. **APPLICANT:** St. Paul Port Authority **HEARING DATE:** April 29, 2010
 3. **TYPE OF APPLICATION:** Rezoning-Council
 4. **LOCATION:** 955 Seminary Ave, 974 Hubbard Ave, and 771 Milton St; block bounded by Pierce Butler Route, Chatsworth St, and Seminary Ave, and the SE corner of Seminary Ave and Milton St.
 5. **PIN & LEGAL DESCRIPTION:** 262923340010, Winters Addition To St. Paul Subj To Sts & Esmts; Lots 1 Thru 12 & 19 Thru Lot 25 Blk 12 (955 Seminary Ave); 262923340009, Winters Addition To St. Paul Subj To Sts & Esmts; Lots 13 Thru 15 & 16 Thru Lot 18 Blk 12 (974 Hubbard Ave); 262923340148, Winter's Addition to St. Paul; Lots 1 Thru 7, Lots 24 thru 30, and parts of Lots 8 and 23, Blk 13 (771 Milton St N)
 6. **PLANNING DISTRICT:** 7 **EXISTING ZONING:** B2
 7. **ZONING CODE REFERENCE:** §61.801(b)
 8. **STAFF REPORT DATE:** April 20, 2010 **BY:** Luis Pereira
 9. **DATE RECEIVED:** April 6, 2010 **60-DAY DEADLINE FOR ACTION:** June 5, 2010
-

- A. **PURPOSE:** Rezone from (B2) Community Business to (I1) Light Industrial.
- B. **PARCEL SIZE:** 178,688 square feet, or 4.10 acres, total (78,128.1 square feet / 1.79 acres at 955 Seminary; 31,260.9 square feet / 0.72 acres at 974 Hubbard; 69,298.9 square feet / 1.59 acres at 771 Milton St N)
- C. **EXISTING LAND USE:** Vacant retail/commercial lot (B2)
- D. **SURROUNDING LAND USE:**
 - North: Industrial/commercial buildings (I1)
 - South: Minnehaha Mall / Gas station / Auto service (B2)
 - East: Multifamily cooperative buildings and high rise building (RM3)
 - West: Single family detached homes (R4)
- E. **ZONING CODE CITATION:** §61.801(b) provides for changes to the zoning of property initiated by the property owner.
- F. **HISTORY/DISCUSSION:** This site and the remaining portion of the Minnehaha Mall site between Pierce Butler, Minnehaha Ave, Milton St N, and Chatsworth St N have been zoned for nonresidential purposes for 53 years. In August 1957, 24 of 30 lots in block 12 of Winters Addition to St. Paul subdivision (955 Seminary Avenue) were rezoned from "B" Residential to Commercial. The remaining six lots of block 12 (974 Hubbard Ave) were later rezoned to B2 Community Business. In 1957, the site was vacant but had formerly been the site of a dump. Other adjacent uses at that time included Klein's Supermarket and a Conoco filling station to the south, and vacant industrially-zoned property to the north and east (the latter now the site of housing managed by the Wilder Foundation).
- G. **DISTRICT COUNCIL RECOMMENDATION:** District 7 Planning Council had not provided a written recommendation at the time of this staff report. It will meet on April 27, 2010 to discuss the proposal and decide whether to support/oppose this application.
- H. **FINDINGS:**
 1. The applicant, the Saint Paul Port Authority, acquired this site located between Pierce Butler Route, Milton St N, and Chatsworth St in May 2008 from Minnehaha Lanes Entertainment Venue with the intent to redevelop the property to create a light industrial business center. The Port subsequently demolished a building at 955

- Seminary Ave to perform remediation of an old City dump located beneath the demolished building and parking lot.
2. The Port Authority has a set of restrictive covenants associated with its business centers which limits the property to industrial and commercial uses only (i.e. prohibiting uses such as convenience retail, commercial storage, auto service stations, bars, and commercial storage facilities). The covenants also have design requirements regarding building materials, building articulation/massing, minimum land coverage, signage, landscaping, fencing, and require development proposals to go through a separate architectural review by design professionals on contract by the Port Authority.
 3. The proposed zoning is consistent with the way this area has developed. The site was first used as dump. The larger Minnehaha Mall property has been the site of nonresidential uses for at least 53 years, including retail commercial, entertainment, and auto service uses. The 955 Seminary Ave/974 Hubbard Ave property most recently was the site of a 20-lane bowling alley and associated parking lot. While industrial uses and zoning districts are mainly located along Pierce Butler Route on its northern side, there is some pre-existing I1 industrial zoning just south of this site on Minnehaha Avenue at the Leaflet Missal Company (a store selling religious books and gifts) and at the adjacent Saint Paul Brass and Aluminum Foundry building (where brass, bronze, and aluminum industrial castings are manufactured).
 4. The proposed zoning is consistent with the Comprehensive Plan. The Land Use Chapter of the Comprehensive Plan designates this property as "Industrial" land use on the Generalized Future Land Use map; it is also identified as an "opportunity site" in Policy 1.53 of the Land Use Plan for mixed use development or employment centers. In addition, the District 7 Plan (2007) has a policy that "encourages the full utilization" of the "Minnehaha Mall (located between Chatsworth and Milton Streets)." The Port Authority has submitted a concept plan with a potential 67,288 square foot light industrial/office warehouse building; based on the Port's economic development criteria, new businesses must provide a minimum one job per 1,000 square feet of building area (translating to approximately 67 jobs on the site). The Port's project manager indicates that the site could support a 50,000 square foot building, and has a potential to support 50-100 jobs. New business and employment on this opportunity site would support demand for convenience retail and business services in the vicinity.
 5. The proposed zoning is compatible with the surrounding industrial uses on the north side of Pierce Butler, multifamily uses east of Milton St, retail and auto service uses on the south side of the property, and existing single family detached uses on the east side of Chatsworth St.
 6. Court rulings have determined that "spot zoning" is illegal in Minnesota. Minnesota courts have stated that this term *"applies to zoning changes, typically limited to small plots of land, which establish a use classification inconsistent with the surrounding uses and creates an island of nonconforming use within a larger zoned district, and which dramatically reduce the value for uses specified in the zoning ordinance of either the rezoned plot or abutting property."* If the property at 955 Seminary, 771 Milton St, N, and 974 Hubbard Avenue are rezoned to I1, the use classification will not be inconsistent with the adjacent nonresidential uses, including the retail commercial and auto service uses to the immediate south, industrial uses and I1 zoning on the north side of Pierce Butler Route, and the I1 industrial zoning the south side of Minnehaha Avenue.

- I. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of the rezoning from (B2) Community Business to (I1) Light Industrial.

Luis Pereira - RE: some additional questions, 955 Seminary rezoning

From: "Kelly A. Warden" <kaw@sppa.com>
To: Luis Pereira <Luis.Pereira@ci.stpaul.mn.us>
Date: 4/19/2010 4:18 PM
Subject: RE: some additional questions, 955 Seminary rezoning

I would feel comfortable saying 50-100 jobs at this site. If we were able to maximize the land you could get a 67,000 square foot building to fit on the site but we have entertained customer's inquiries that were willing to build a 50,000 square foot building. When we originally put the site plan together we hoped to acquire the Hubbard triangle to use it for stormwater runoff from the building. City public works wasn't comfortable giving that piece of land up so the run off will all have to drain to the east. Additionally, because there is a shared parking lot, the land available exclusive to this business center site is smaller than if they had title without an easement.

We always look for opportunities to acquire Brownfield sites from willing sellers for fair market prices. At the time the bowling alley was for sale we had several conversations with other property owners in the area but couldn't come to agreement, so made the decision to purchase the Minnehaha Lanes parcel, knowing that we could develop it in a way that we could market to a business center customer. We have been marketing this piece of land as a 4.5 acre site suitable for a single building and have had several inquiries. In the future if land in the area becomes available from a willing seller and we have resources available we would do a market evaluation to determine if it would make sense to acquire that piece of property. We try to look at every acquisition from a cost benefit perspective and determine its marketability.

Does that help?

Kelly Warden

651-204-6240

From: Luis Pereira [mailto:Luis.Pereira@ci.stpaul.mn.us]
Sent: Monday, April 19, 2010 3:22 PM
To: Kelly A. Warden
Subject: some additional questions, 955 Seminary rezoning

Hi Kelly,

A few additional questions for you about the proposed Minnehaha Mall rezoning to I1. I'm preparing the staff report now and would like your thoughts on the following:

- According to the Port's economic development criteria, a minimum of one job is required per 1,000 s.f. of building area. I believe that in the recent past, the Port has said the actual result in business centers has been about 1.7 jobs/1,000 sf of building area. Based on the concept plan for the site submitted with the application, it shows a 67,288 square foot building. In trying to estimate the potential number of jobs on the site in the future, could I say that the range is between 67 and 114 jobs?
- What are the Port's plans for acquiring other properties in the vicinity? I.e. the remaining portion of

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(4)		(35)	(36)	(37)	(38)

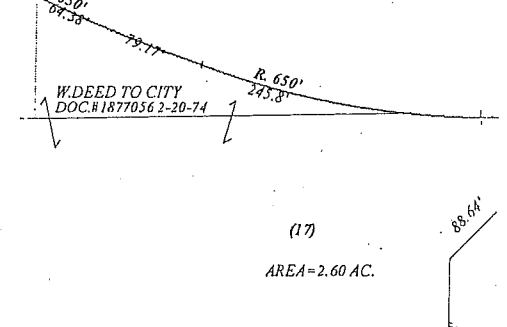
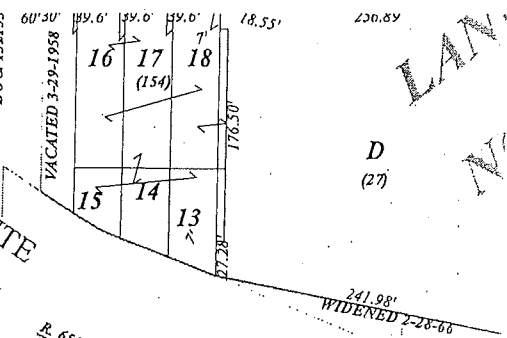
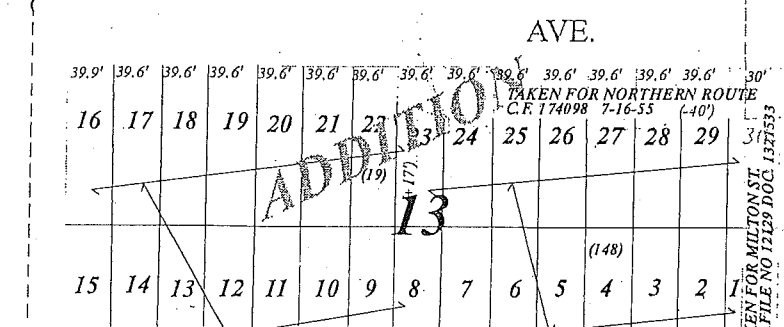
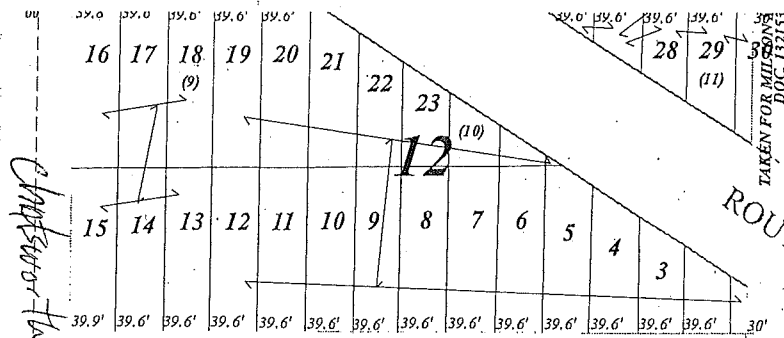
BOOK 38 PLANS PAGE 24

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(17)	(16)	(15)	(14)	(13)	(12)

Seminary

5	26	27	28	29	30
(41)		(58)	(59)		

5	4	3	2	1
(41)	(40)	(39)		



LAN

AREA=2.60 AC.

Dst 7. Pc.
685
Minnehaha Ave W
55104

INFORMATION COVER SHEET

ITEM#: ZONING FILE#: 10-221100 APPLICATION TYPE: Rezone B2 → I1

FOLDER NAME: St. Paul Port Authority (955 Seminary)

OWNER NAME AND ADDRESS: OWNER TELEPHONE NUMBER#:

Port Authority of St. Paul
345 St. Peter St. Unit 1900
St. Paul MN 55102

APPLICANT NAME & ADDRESS: APPLICANT TELEPHONE NUMBER#:

Port Authority of St. Paul
345 St. Peter St. Unit 1900 (651) 224-5686
St. Paul MN 55102

REPRESENTATIVE NAME AND ADDRESS: REPRESENTATIVE TELEPHONE NUMBER#:

Ms. Kelly Warden (651) 204-6240
Port Authority of St. Paul
345 St. Peter St. Unit 1900 St. Paul MN 55102

OTHER INTERESTED PARTY NAME AND ADDRESS: OTHER INTERESTED PARTY TELEPHONE #:

ADDRESS OF PROPERTY AND PROPERTY LOCATION:

955 Seminary Ave, 974 Hubbard Ave, 771 Milton St. N
NE Corner at Chatsworth

LEGAL DESCRIPTION:

see file

PIN: 26292334 0010 (955 Seminary)
26292334 0009 (974 Hubbard)
26292334 0148 (771 Milton)

PURPOSE:

Rezone from (B2) community business
to (I1) Light-Industrial

DATE RECEIVED: 4-6-10

FINAL ACTION DATE:

EARLY NOTIFICATION SEND DATE: 4-8-10

HEARING DATE: 4-29-10

LAND USE MAP: 11 TAX MAP: PRESENT ZONING: B2 LOT AREA TOTAL: 217,800

PLANNING DISTRICT: 7 DISTRICT'S TELEPHONE #

WARD: 1

PLANNER: PLANNERS TELEPHONE #:

Africain James 266-6639

NOTES:

HISTORY

**PETITION TO AMEND THE ZONING CODE**

Department of Planning and Economic Development
 Zoning Section
 1400 City Hall Annex
 25 West Fourth Street
 Saint Paul, MN 55102-1634
 (651) 266-6589

APR - 6 2010

Zoning office use only

File # 10-221100Fee: 2000.00

Tentative Hearing Date:

PD-7 4-29-10262923340010**APPLICANT**Property Owner Port Authority of the City of Saint PaulAddress 345 St. Peter Street - 1900 Landmark TowersCity St. Paul St. MN Zip 55102 Daytime Phone 651-224-5686Contact Person (if different) Kelly Warden Phone 651-204-6240**PROPERTY LOCATION**Address / Location 955 Seminary Avenue, Saint Paul, MNLegal Description see attachedCurrent Zoning B-2

(attach additional sheet if necessary)

TO THE HONORABLE MAYOR AND CITY COUNCIL:

Pursuant to Section 61.800 of the Saint Paul Zoning Ordinance and to Section 462.357(5) of Minnesota Statutes, Port Authority of the City of Saint Paul, owner of land proposed for rezoning, hereby petitions you to rezone the above described property from a B-2 zoning district to a I-1 zoning district, for the purpose of: see attached

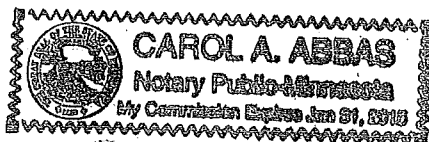
(attach additional sheets if necessary)

Attachments as required: ☒ Site Plan☐ Consent Petition☐ Affidavit

Subscribed and sworn to before me
 this 31st day
 of March, 2010.

By: [Signature]
Fee Owner of PropertyTitle: President

[Signature]
 Notary Public



Attachments

Attachment 1: Legal Description

Attachment 2: For the Purpose of

Attachment 3: Site Plan

Exhibit A
Description of public lands to be vacated
Revised 11/11/09

Owner: City of St. Paul

P.I.N. :

Description of streets to be vacated (Seminary Avenue):

That part of the right-of-way of Seminary Avenue (formerly platted as Ireland Street) as dedicated according to the recorded plat of WINTER'S ADDITION TO ST. PAUL, Ramsey County, Minnesota lying between Blocks 12 and 13 of said plat of WINTER'S ADDITION TO ST. PAUL which lies west of the west line of the east 30.00 feet of Lot 30, said Block 13, extended north;

And that part of the right-of-way of Seminary Avenue (formerly platted as Ireland Street) as widened, being the north 40.00 feet of Lots 24 to 30, inclusive, Block 13, WINTER'S ADDITION TO ST. PAUL, according to the recorded plat thereof, Ramsey County, Minnesota, except the east 30.00 feet of said Lot 30;

Except that part of the above described rights-of-way lying westerly of the following described line: Commencing at a point on the east line of Lot 23, Block 13, WINTER'S ADDITION TO ST. PAUL, according to the recorded plat thereof, distant 40.00 feet southerly from the northeast corner of said Lot 23, as measured along said east line; thence on an assumed bearing of North 89 degrees 59 minutes 38 seconds East, along the south line of the north 40.00 feet said Block 13, a distance of 54.64 feet to the point of beginning of the line to be described; thence northerly 124.22 feet along the arc of a non-tangential curve concave to the west having a central angle of 127 degrees 50 minutes 59 seconds and a radius of 55.67 feet, the long chord of which has a bearing of North 0 degrees 44 minutes 20 seconds West to the south line of Block 12, said WINTER'S ADDITION TO ST. PAUL, and said line there terminating.

Containing 17,089 square feet (0.392 acres), more or less.

Description of streets to be vacated (Hubbard Street / Pierce Butler Route):

That part of the right-of-way of Hubbard Street as dedicated according to the recorded plat of WINTER'S ADDITION TO ST. PAUL, Ramsey County, Minnesota lying between Blocks 11 and 12 of said plat of WINTER'S ADDITION TO ST. PAUL which lies east of the east line of Chatsworth Street, and westerly of the following described line: Beginning at a point on the east line of Chatsworth Street that is 65.00 feet north of the southwest corner of Lot 32, said Block 11, WINTER'S ADDITION TO ST. PAUL, as measured along said east line; thence in a southeasterly direction on a straight line to a point that is 30.00 feet west of the southwest corner of Lot 15, Block 10, said WINTER'S

ADDITION TO ST. PAUL, as measured on the prolongation of the south line of said Lot 15 westerly, and said line there terminating.

Together with that part of Pierce Butler Route (formerly known as Northern Route) as widened, being that part of Lots 30, 31 and 32, Block 11, WINTER'S ADDITION TO ST. PAUL, according to the recorded plat thereof, Ramsey County, Minnesota, which lies southwesterly of the following described line: Beginning at a point on the east line of Chatsworth Street that is 65.00 feet north of the southwest corner of Lot 32, said Block 11, WINTER'S ADDITION TO ST. PAUL, as measured along said east line; thence in a southeasterly direction on a straight line to a point that is 30.00 feet west of the southwest corner of Lot 15, Block 10, said WINTER'S ADDITION TO ST. PAUL, as measured on the prolongation of the south line of said Lot 15 westerly, and said line there terminating.

Containing 12,395 square feet (0.285 acres), more or less.

Property Owner: Port Authority of the City of Saint Paul

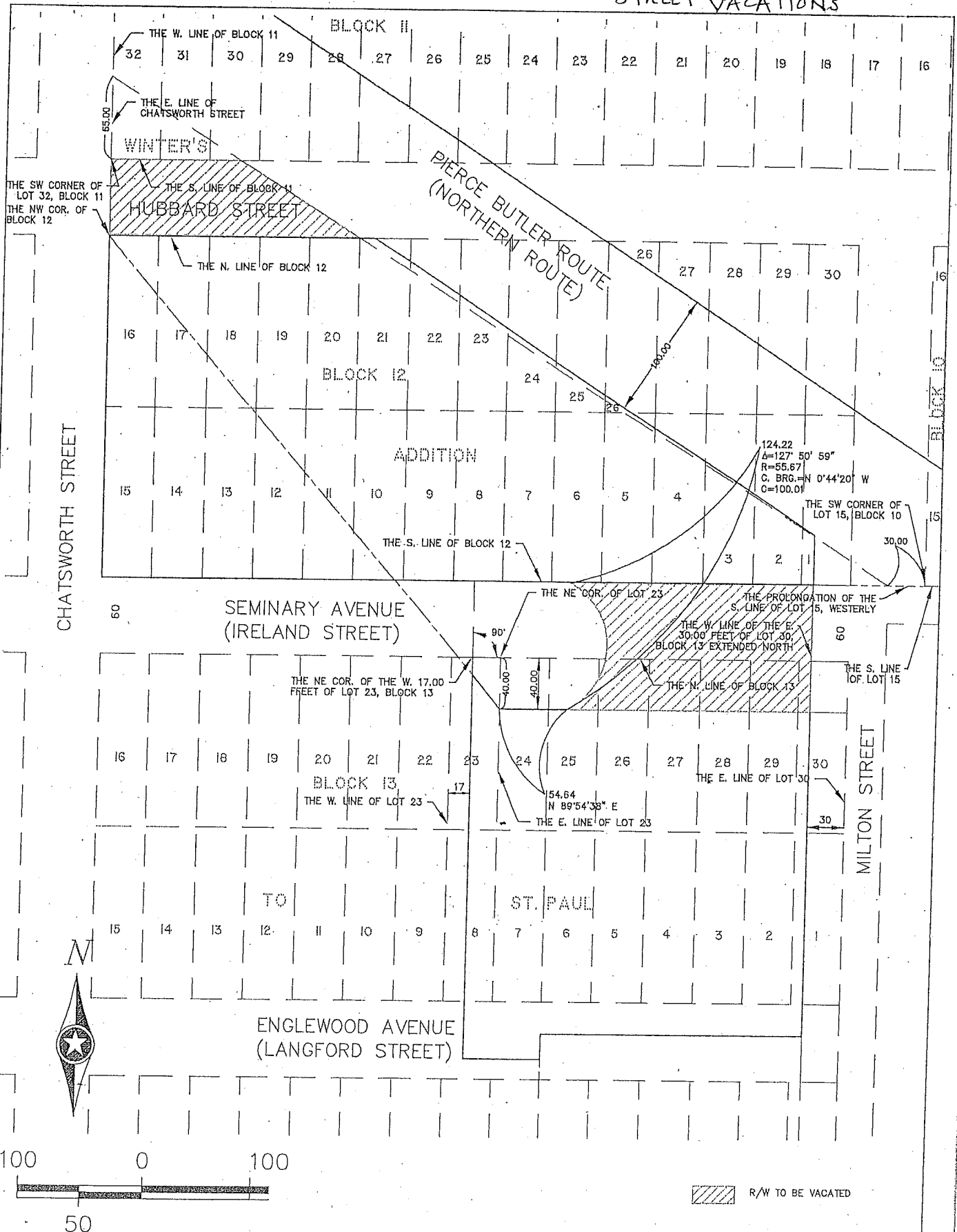
Rezone the above property from a B-2 zoning district to an I-1 zoning district for the purpose of marketing the property as a Port Authority Business Center.

The Port Authority purchased the property at 955 Seminary Avenue in May of 2008 from the Minnehaha Lanes Entertainment Venue in order to perform remediation on the old city dump that was located beneath the building and parking lot and to redevelop the site as a business center that would bring jobs to the neighborhood. The Port Authority met with the District Council's community concerns group four times since acquiring the property and has received written support to apply for grants to complete the remediation of the site for a use that would bring jobs to the neighborhood similar to the project that the Port Authority completed at Great Northern Business Center at Dale and Minnehaha.

In order to sell the land to a business that will create good quality, livable wage jobs, the Port Authority needs to have the land zoned to an I-1 district so that office, warehousing and light manufacturing will be permitted. All Port Authority land is sold with covenants that require design criteria to provide for an upscale industrial building that blends in with the neighborhood.

At the location at 955 Seminary Avenue, an I-1 district is already in place north of Pierce Butler Route.

STREET VACATIONS



REVISED: 1/7/09



PHONE: (651) 490-2000
3535 VADNAIS CENTER DR.
ST. PAUL, MN 55110

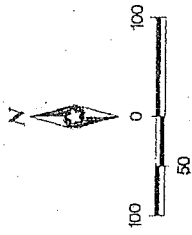
FILE NO.
105156

DATE:
11/11/09

RIGHT OF WAY VACATION SKETCH
CHATSWORTH & PIERCE BUTLER SITE
SAINT PAUL, MINNESOTA

EXHIBIT
B

CONCEPT PLAN (POTENTIAL BUILDING)



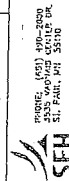
PERCE BUTLER ROUTE

Building Option 5
67,288 sq. ft. (33.7% of Lot Area)
145 Parking Stalls
Parking Ratio = 2.15 Stalls Per 1,000 SF

SEMINARY AVENUE

CHATSWORTH STREET

MILTON STREET



ST. PAUL
MINNESOTA

CHATSWORTH AND PIERCE BUTLER SITE,
ST. PAUL PORT AUTHORITY (SPPA)

CONCEPT PLAN

FILE NO. STPPA105156	DRAWING NO. 2
DATE 3/4/09	

CONCEPT PLAN (LAND)

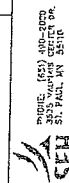


PERCE BUTLER ROUTE

SEMINARY AVENUE

CHATSWORTH STREET

MILTON STREET

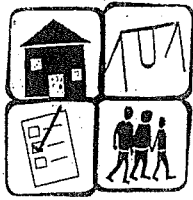


ST. PAUL
MINNESOTA

CHATSWORTH AND PIERCE BUTLER SITE
ST. PAUL PORT AUTHORITY (SPPA)

INTERIM PLAN

FILE NO. SPPA105155	DRAWING NO.
DATE 3/4/08	1



**DISTRICT 7
PLANNING
COUNCIL**

651/789-7407 (office)
651/789-7401 (fax)
district7pc@yahoo.com (e-mail)
www.d7mix.org (website)
533 North Dale Street
Saint Paul, Minnesota 55103-1644

January 5, 2009

St. Paul Port Authority

Kelly A. Warden
St. Paul Port Authority
1900 Landmark Towers
345 St. Peter Street
St. Paul, MN 55102

JAN 23 2009

Dear Ms. Warden,

Thank you so much for attending our community meetings and articulating the Port Authority's interests in the Minnehaha Lanes property at 955 Seminary Avenue. Your patience and willingness to listen was well received.

I would like to reiterate the community consensus that was documented at all three of the meetings you attended. (May 27, 2008; September 23, 2008; October 28, 2008)

- Demolish the existing building - It is unsightly and we want the environmental clean-up to be as efficient as possible.
- Seek funding for full remediation of the Brownfields.
- Attempt to duplicate the business center that The Port Authority created on the Northeast corner of Dale Street and Minnehaha Avenue.
- Continue to pursue the acquisition of the entire Minnehaha Mall.

We look forward to our continued partnership and hope that our collaboration with residents and businesses can build the ideal project.

Thank you for all your assistance and consideration.

Sincerely,

Tait A. Danielson Castillo
Executive Director

LEGAL DESCRIPTION:

Parcel 1:

Lots 1 to 7, Block 13, Winter's Addition, inclusive. Lot B, Block 13, Winter's Addition, except the West 17 feet thereof. Lot 23, Block 13, Winter's Addition, except the West 17 feet thereof and also except that part of Lot 23 lying Northeasterly of a line commencing on the East line of Lots 23 and 40 feet from the Northeast corner thereof and running thence to the Northwest corner of Block 12. Lots 24 to 30, Block 13, Winter's Addition, except the North 40 feet of said lots, inclusive. That part of vacated Englewood Street lying between Blacks 13 and 14 lying North of the South 35 feet thereof, and lying East of the West line of Lot 25, Block 14, extended North, and lying West of the West line of the East 30 feet of Lot 30, Block 14, extended North. And that part of vacated Englewood Street lying between Blacks 13 and 14 lying North of the South 15.75 feet thereof and lying East of the East line of the West 17 feet of Lot B, Black 13, extended South and lying West of the West line of Lot 25, Block 14 extended North. All in Winter's Addition.

(Torrens)

Parcel 2:

Lots 1 through 5, subject to the widening of Milton Street and subject to the Northern Route; Lots 6 through 20; and Those parts of Lots 21 through 26 lying South of the Northern Route; All in Block 12, Winter's Addition to St. Paul.

(Abstract)

Ramsey County

Fig. 1. View of 771 Milton St &
955 Seminary Ave, looking north

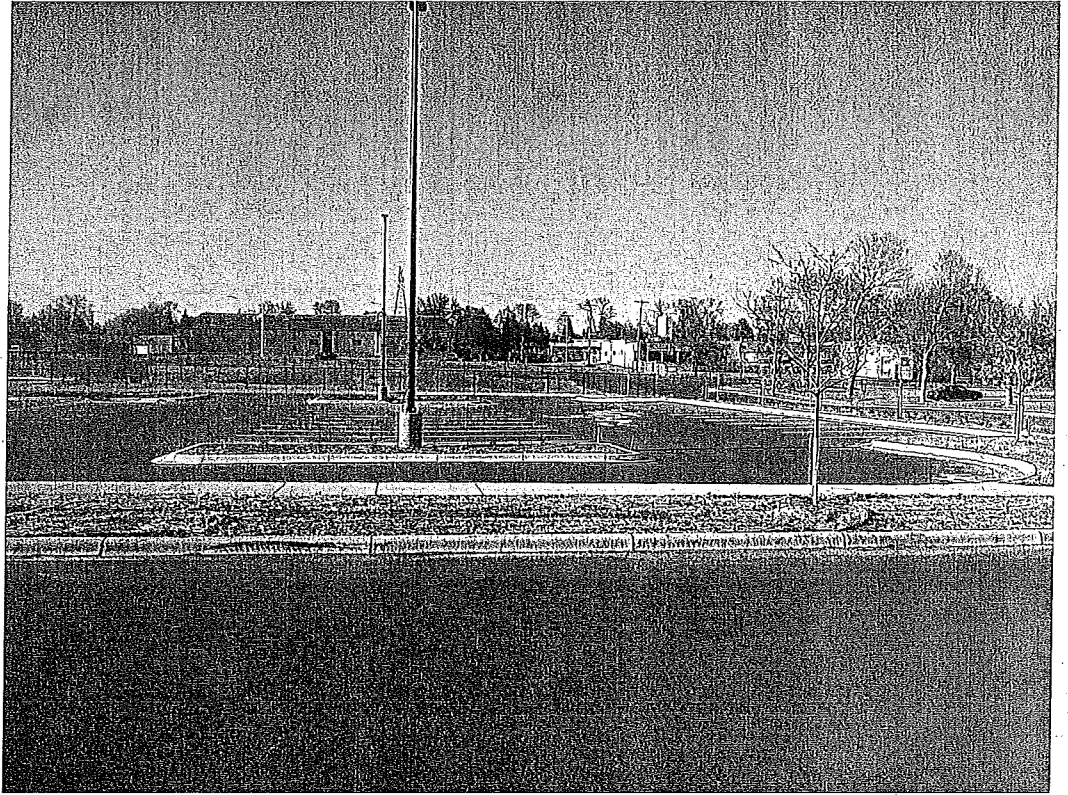
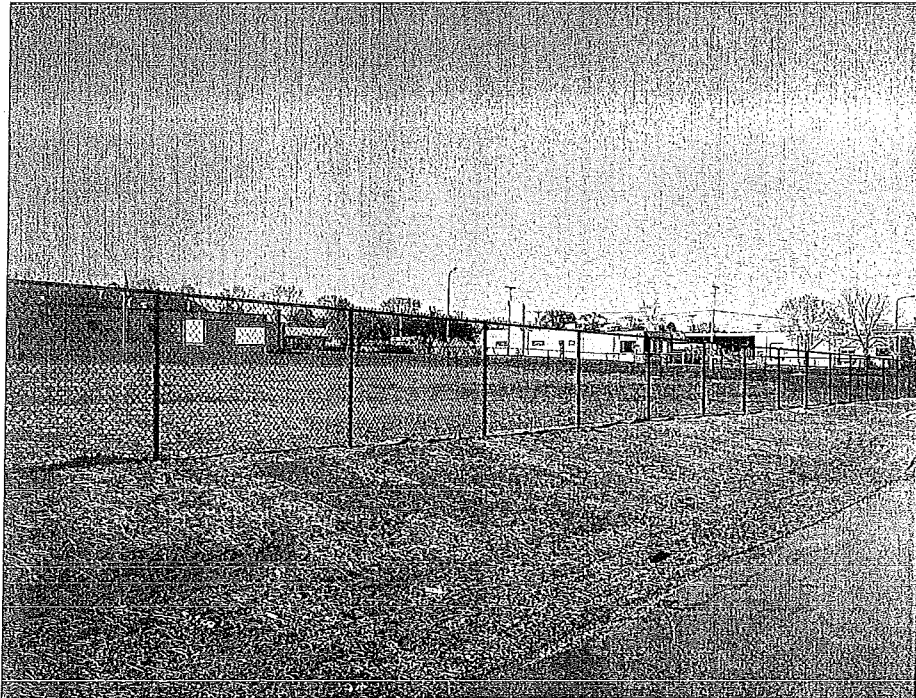


Fig. 2. View of 955 Seminary Ave, looking
northeast from vacated Seminary Avenue



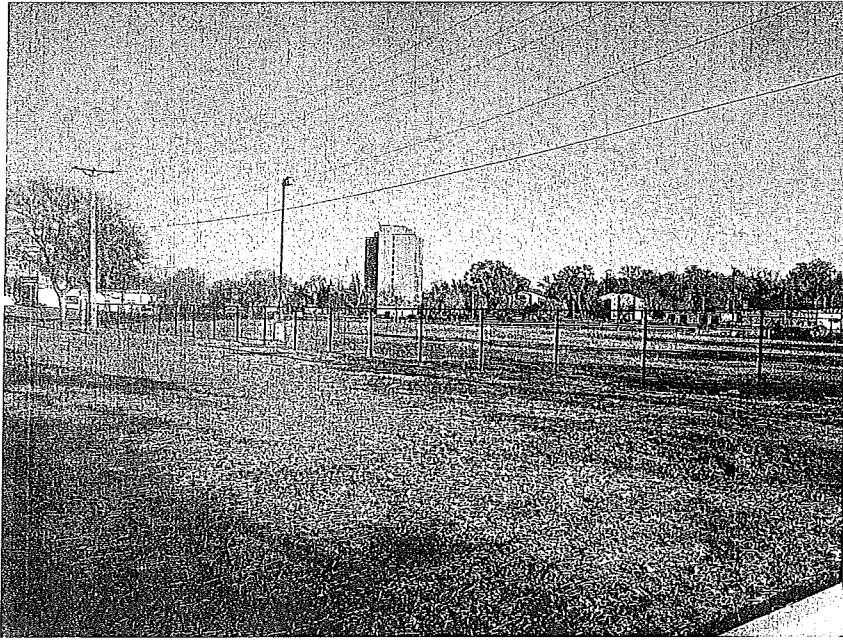


Fig. 3. View southeast from 974 Hubbard Avenue

Fig. 4. North view from 974 Hubbard Ave
at Pierce Butler Route & auto repair
building

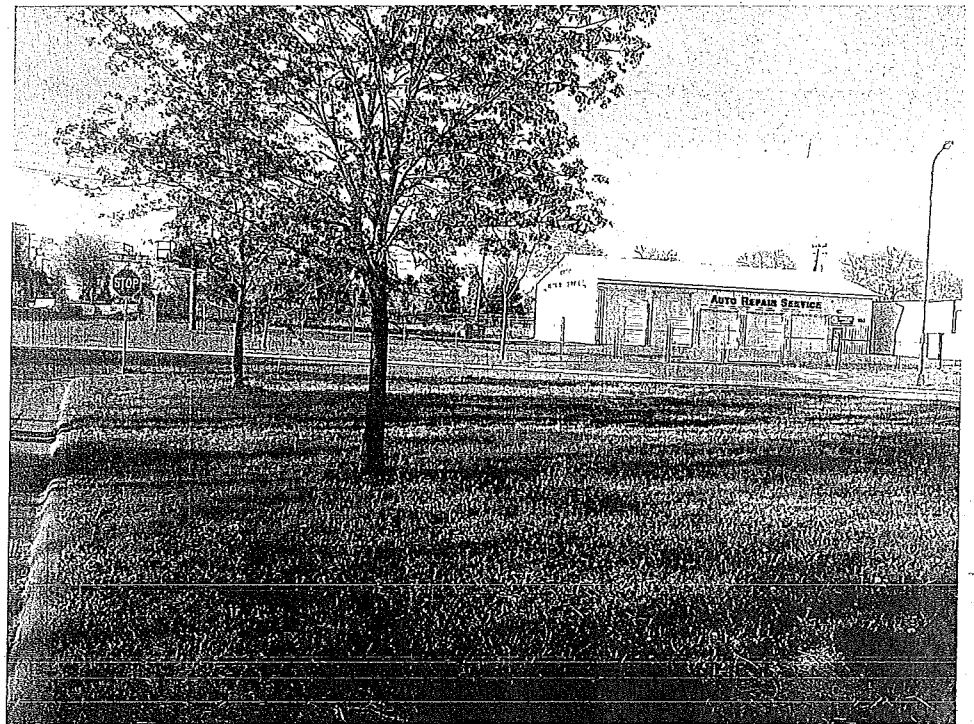


Fig. 5. South view at Chatsworth (rear of Minnehaha Mall property on left) from Seminary Avenue



Fig. 6. View east towards Wilder high-rise, across Milton St

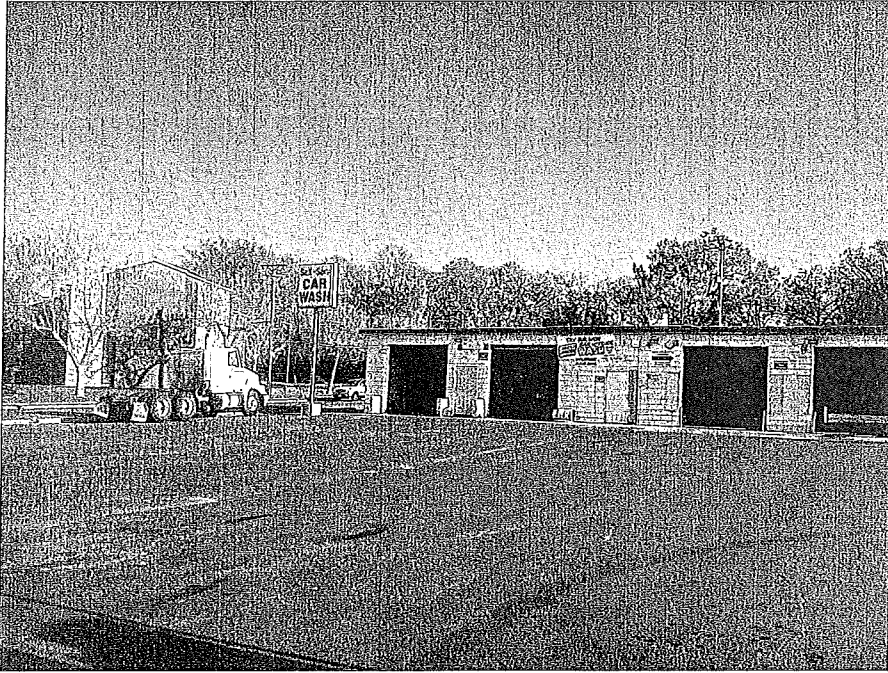
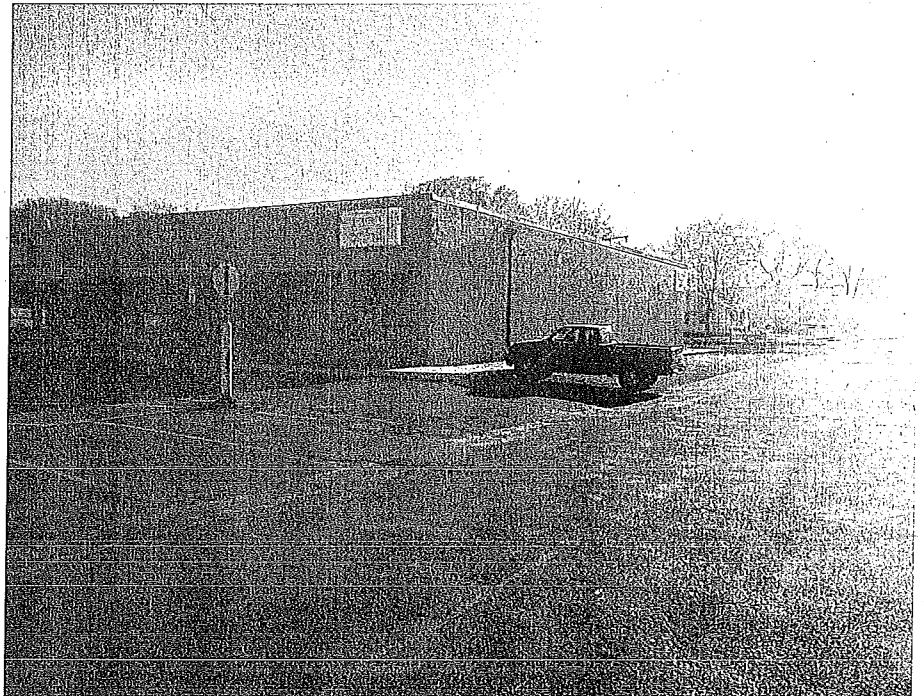
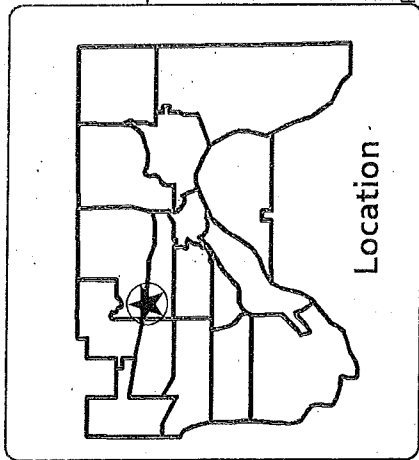


Fig. 7. View south towards carwash building
from 771 Milton St N

Fig. 8. View west towards edge of
Minnehaha Mall building along vacated
Seminary Ave

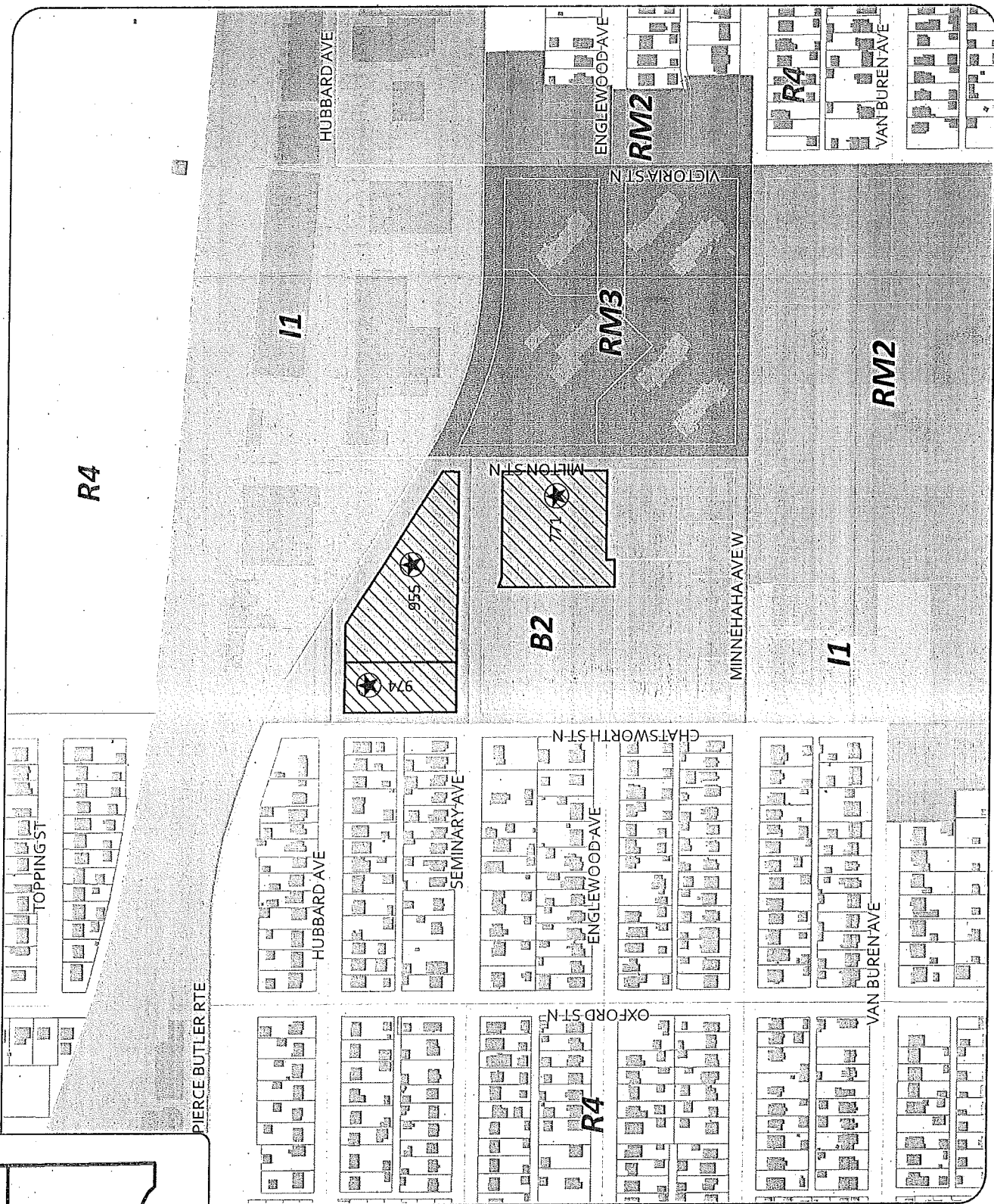


Zoning

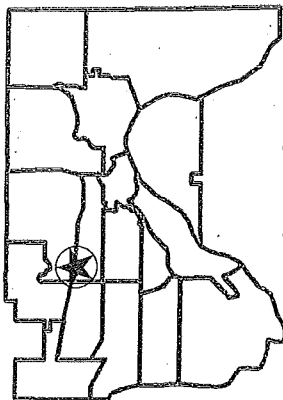


Properties: ★

955 Seminary Ave
974 Hubbard Ave
771 Milton St N



Land Use



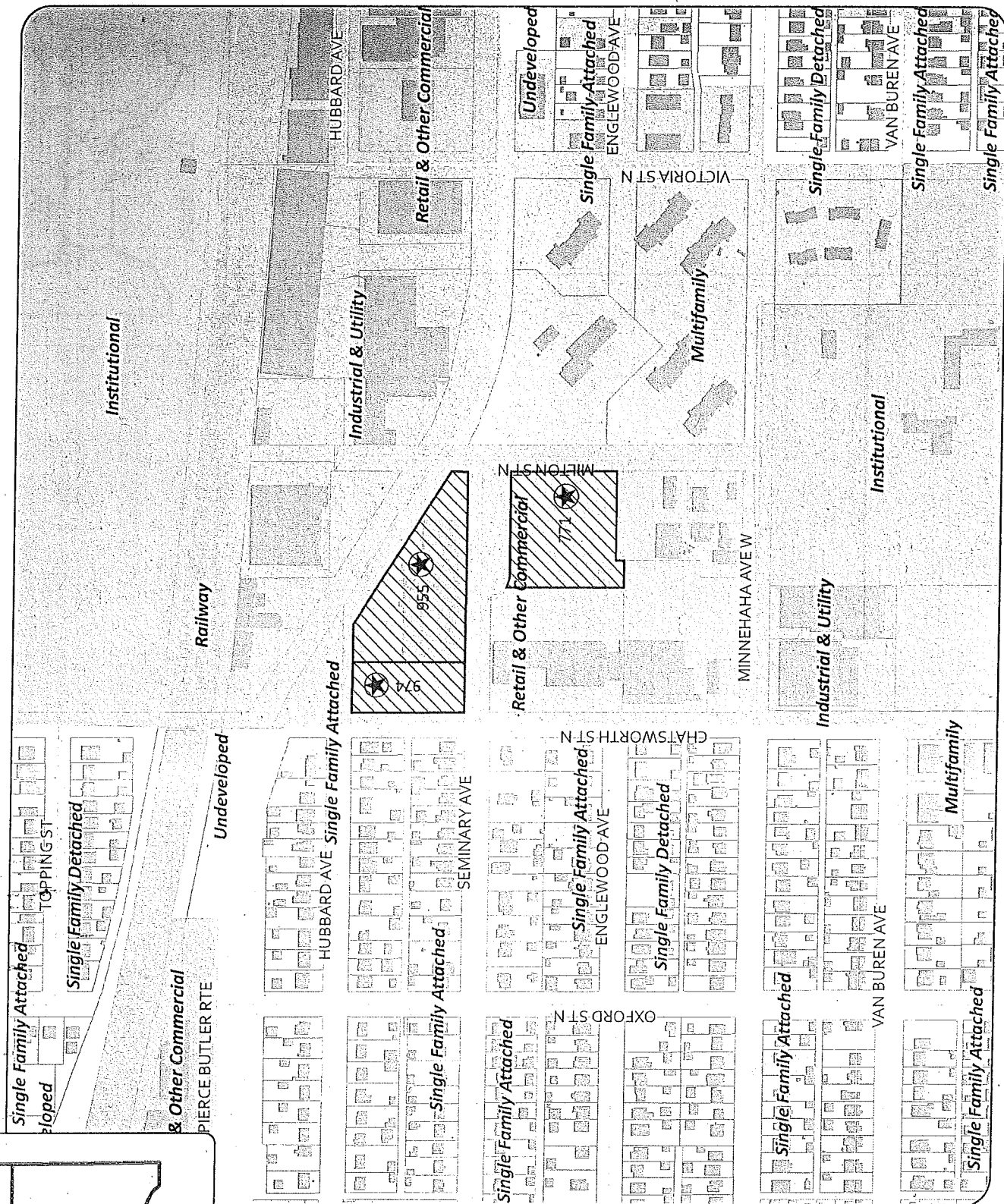
Location

Properties: ★

955 Seminary Ave

974 Hubbard Ave

771 Milton St N



ZONING COMMITTEE STAFF REPORT

FILE # 10-222-535
HEARING DATE: 4/29/10

1. **APPLICANT:** Semper Development Ltd.
 2. **TYPE OF APPLICATION:** Site Plan Review
 3. **LOCATION:** 2101 Ford Pkwy
 4. **LEGAL DESCRIPTION:** St. Catherine Park Block 9 Lots 15-25
 5. **PLANNING DISTRICT:** 15 **PRESENT ZONING:** B2
 6. **ZONING CODE REFERENCE:** 61.402.c
 7. **STAFF REPORT DATE:** 4/21/10 **BY:** Tom Beach
 8. **DATE RECEIVED:** 3/29/10 **DEADLINE FOR ACTION:** 5/28/10
-

- A. **PURPOSE:** Site plan review for a new Walgreens store and two smaller commercial buildings
- B. **PARCEL SIZE:** 56,875 square feet (455' x 125')
- C. **EXISTING LAND USE:** Three vacant commercial buildings (a gas station, a Snyders Drug Store and a third retail building.)
- D. **SURROUNDING LAND USE:**
North: Single-family residential (R4)
East: Commercial (B2)
South: Commercial (B2)
West: Parking ramp and commercial (B2)
- E. **ZONING CODE CITATION:** 61.402.c

F. **PROJECT OVERVIEW:**

New buildings

Walgreens plans to demolish the three existing buildings and construct three new commercial buildings:

- A new Walgreens store would be built in the middle of the site. It would have a main floor (12,390 square feet of floor area) and an unfinished basement that will be used for storage (4,500 square feet).
- A smaller one-story commercial building (2,700 square feet) would be built near the corner of Ford and Finn.
- A two-story building (5,300 total square feet) would be built at the east end of the site.

The exterior of the buildings would be a combination of brick and manufactured stone. The entrances would be next to the public sidewalk on Ford Parkway. The buildings would have large windows facing Ford Parkway.

Parking and deliveries

75 parking spaces would be provided in two lots behind and next to the buildings. Two bicycle racks would also be provided.

Access to the parking lot would be from three driveways: two on Ford Parkway and one on Finn Street. Access on Ford would be restricted to Right-In and Right-Out.

Most deliveries would be from small trucks using the parking lot. Walgreens gets one large delivery truck per week and this truck would use a delivery area behind the building.

No cars or delivery trucks would have access to the alley.

Landscaping and screening

The parking lot will be screened from the street by the proposed buildings in some areas. In other areas the lot will be landscaped with trees shrubs and an ornamental metal fence. The parking lot will have a privacy fence and shrubs on the side facing the alley.

Signs

A monument sign is proposed along Ford Parkway, in addition to signs on the building. these signs will have to meet general zoning standards as well as the standards of the Highland Special Sign District.

- G. **HISTORY:** Semper Development submitted two earlier site plans for a Walgreens at this site in June 2009.

The first plan called for a single building and it was approved by the Planning Commission in September 2009. But an appeal was filed by UFCW Local 789. The City Council upheld the appeal and denied the site plan because it was not consistent with Design Standards in the Zoning Code the call for commercial buildings in pedestrian oriented areas to "hold the corner – that is have street facades at or near the sidewalks on both streets ... unless the applicant can demonstrate that there are circumstances unique to the property that make compliance impractical or unreasonable."

The second site plan was denied by the Planning Commission in February 2010 based on findings that

- "The site plan is not consistent with the City's adopted design standards, in particular Section 63.110.c that requires "buildings in pedestrian-oriented commercial districts ... "to hold the corner – that is have street facades at or near the sidewalks on both streets."
- "The arrangement of the buildings and parking on the site plan results in an auto oriented development in a pedestrian oriented district. Approving this site plan would make it more difficult for future developments in the area to meet design standards for pedestrian oriented districts in the future. In addition, the area near Ford and Finn already has a high level of traffic and this site plan, which shows two separate and independent retail buildings, would generate more traffic and make traffic worse than the first site plan with one building that was denied by the City Council."
- "The intersection of Ford and Finn already has a high level of traffic and so Saint Paul Public Works required Walgreens to submit a Traffic Impact Study for the project. The Traffic Study prepared for Walgreens by Wenck Associates is inadequate and misleading."

- H. **DISTRICT COUNCIL RECOMMENDATION:** Staff had not heard from District 15 at the time the staff report was prepared.

- I. **FINDINGS:** Section 61.402.c of the Zoning Code says that in "order to approve the site plan, the planning commission shall consider and find that the site plan is consistent with" the findings listed below.

1. *The city's adopted comprehensive plan and development or project plans for sub-areas of the city.*

The site plan is consistent with this finding. The District 15 Highland Park Neighborhood Plan calls for "incorporat[ing] a mix of uses and a pedestrian-friendly environment in commercial areas." The site plan calls for three commercial buildings that can incorporate a mix of commercial uses. The arrangement of the buildings enhance the pedestrian-friendly character of the area: the buildings would be located up to the public sidewalk and have entrances and large windows facing the public sidewalk

2. *Applicable ordinances of the City of Saint Paul.*

The site plan is consistent with this finding. The proposed use is permitted in the B2 zoning district. The site plan meets all zoning requirements including minimum number of parking spaces, setbacks, lot coverage, building height.

The site plan is consistent with the City's design standards for pedestrian oriented commercial areas (Section 63.110.c).

- The design standards were recently amended and they now say that buildings located at intersections in pedestrian-oriented commercial areas must "hold the corner – that is have street facades within 15' of the lot line on both streets, or have vertical structural elements that hold the corner." The building shown at the intersection of Ford and Finn meets these standards. It would be within 15' of both property lines and would include a plaza at the corner where a sculpture is envisioned. In addition, the building at the corner is larger than the one that was proposed in the second site plan (2700 square feet versus 1000 square feet).
- The design standards say that "buildings shall have windows and door openings facing the street." However, the standards do not specify how many windows or whether they need to be clear glass. The proposed buildings will meet the TN2 standards that say that 50% of the frontage of the first floor must have clear windows that allow views into and out of the building.

3. *Preservation of unique geologic, geographic or historically significant characteristics of the city and environmentally sensitive areas.*

The site plan is consistent with this finding. The site does not have unique geologic or geographic characteristics. The proposed development is consistent with the character of the area as it has developed over the last 60 years.

The gas tanks from the existing old station will be removed as a part of the demolition under a permit from the City. If any soil contamination from the tanks is found, it will be cleaned up to meet applicable standards.

4. *Protection of adjacent and neighboring properties through reasonable provision for such matters as surface water drainage, sound and sight buffers, preservation of views, light and air, and those aspects of design which may have substantial effects on neighboring land uses.*

The site plan is consistent with this finding. Surface water will be directed to the City storm sewer system. The parking lot will be screened from residents across the alley to the north. Views, light and air will not be affected.

There is currently a problem with cars driving north on Finn from Ford Parkway and then going into the alley behind the site (even though the alleys have "Do Not Enter" signs.) The site plan shows an island with a roll-over curb extending into Finn Street that would make it harder for cars to enter the alley from Finn.

5. *The arrangement of buildings, uses and facilities of the proposed development in order to assure abutting property and/or its occupants will not be unreasonably affected.*

The site plan is consistent with this finding. The site plan will limit the impact on the residential property to the north across the alley. The location and design of the driveways will minimize the impact of traffic on Ford Parkway. The buildings will be built up to the sidewalk on Ford Parkway which is consistent with the existing buildings on the north side of Ford.

6. *Creation of energy-conserving design through landscaping and location, orientation and elevation of structures.*

The site plan is consistent with this finding. The site plan meets current standard practices for

landscaping, site layout and building design.

7. *Safety and convenience of both vehicular and pedestrian traffic both within the site and in relation to access streets, including traffic circulation features, the locations and design of entrances and exits and parking areas within the site.*

The intersection of Ford and Finn already has a high level of traffic and so Saint Paul Public Works required Walgreens to submit a Traffic Impact Study for the project. The current traffic study has been revised to provide more information about the amount of traffic currently generated by the site in order to address concerns previously raised by the Planning Commission when they acted on the second site plan. The main recommendation of the study is to widen Finn a few feet so that an additional southbound lane can be added. Public Works staff determined that the site plan is acceptable if Finn Street is widened and the additional lane is added.

The site currently has 4 driveways. The site plans would reduce this to three driveways (two on Ford and one on Finn). Turns at both driveways on Ford Parkway would be limited to Right-In and Right-Out only.

8. *The satisfactory availability and capacity of storm and sanitary sewers, including solutions to any drainage problems in the area of the development.*

The site plan is consistent with this finding. The site plan has been reviewed by Public Works and they have determined that it meets City standards subject to some minor changes.

The site plan must obtain a permit from the Capitol Region Watershed. They will meet to consider the plan on April 21.

9. *Sufficient landscaping, fences, walls and parking necessary to meet the above objectives.*

The site plan is consistent with this finding. The parking lot would be screened from the street by the buildings and heavily landscaped on the remaining street frontage with trees shrubs and an ornamental metal fence. The parking lot will have a privacy fence and shrubs on the side facing the alley.

The public sidewalks in Highland Village are scheduled be reconstructed in the next few years. The work will include new decorative paving, trees lighting, etc. However, a final design for these improvements has not been selected yet. The sidewalk adjacent to the Walgreens site will have to be replaced as part of the construction of the buildings. Before the applicant rebuilds the public sidewalk adjacent to the site, plans for landscaping, paving and lighting in the public right of way adjacent to the site must be approved by Public Works and the City Forester to ensure that they are consistent with area-wide sidewalk improvements planned for the Highland Village commercial area.

85 off-street parking spaces and two bike racks would be provided. This meets the current zoning code requirement for off-street parking. (Under the proposed parking standards currently being reviewed for adoption, the project would only need to provide 51 parking spaces.)

10. *Site accessibility in accordance with the provisions of the Americans with Disabilities Act (ADA), including parking spaces, passenger loading zones and accessible routes.*

The site plan is consistent with this finding. Two accessible parking spaces will be provided and the entrances to the buildings will be accessible from the public sidewalk.

11. *Provision for erosion and sediment control as specified in the ``Ramsey Erosion Sediment and Control Handbook.''*

The site plan is consistent with this finding. The site plan shows that erosion and sediment control measures will be used during construction, including silt fences, rock construction entrances, inlet protection and street sweeping.

The plans for erosion and sediment control must also be approved by the Capitol Region Watershed. They will meet to consider the plans on April 21.

J. STAFF RECOMMENDATION:

Based on the findings above, the staff recommends approval of the site plan to allow construction of two new commercial buildings at 2101 Ford Parkway, subject to the following conditions:

1. Plans for sewers and stormwater drainage must be approved by Public Works Sewer Division.
2. Plans related to water quality requirements must be approved by the Capitol Region Watershed.
3. Before the applicant rebuilds the public sidewalk adjacent to the site, plans for landscaping, paving and lighting in the public right of way adjacent to the site must be approved by staff from Public Works and the City Forester to ensure that they are consistent with area-wide sidewalk improvements planned for the Highland Village commercial area.

ATTACHMENTS

Site plan and building elevations

Excerpts from Traffic Impact Study prepared by Wenck Associates

Site photos and location map

ALL UNDERGROUND AND OVERHEAD UTILITY LOCATIONS SHOWN ARE APPROXIMATE. THERE MAY BE ADDITIONAL UNDERGROUND AND OVERHEAD UTILITIES NOT SHOWN ON THIS PLAN. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.

ELEVATIONS ARE BASED ON THE 1985 MEAN SEA LEVEL DATUM. THE ELEVATION OF FINN STREET, ASSUMED ELEV. 167.82.

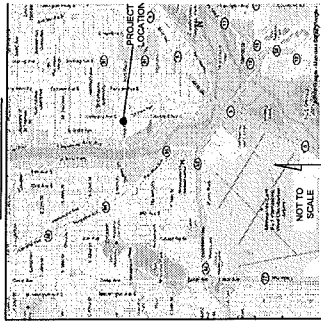


SCALE (IN FEET)
0 20 40

- 1 ACCESSIBLE PARKING SIGN
- 2 BIKE RACK LOCATION
- 3 PEDESTRIAN CURB RAMP WITH TRUNCATED DOME
- 4 CONCRETE SIDEWALK
- 5 INTERIOR DRIVEWAY PAVEMENT
- 6 RETAINING WALL
- 7 8" X 12" CONCRETE CURB AND GUTTER
- 8 8" X 12" CONCRETE CURB AND GUTTER
- 9 8" X 12" VERTICAL CONCRETE CURB
- 10 TYPICAL BOLLARD
- 11 WOOD PRIVACY FENCE
- 12 DECORATIVE FENCE (SEE ARCH PLANS)
- 13 CONCRETE PAVEMENT
- 14 CONCRETE DRIVEWAY APRON
- 15 WALGREENS MONUMENT SIGN
- 16 PAD MOUNTED TRANSFORMER W/ BOLLARDS

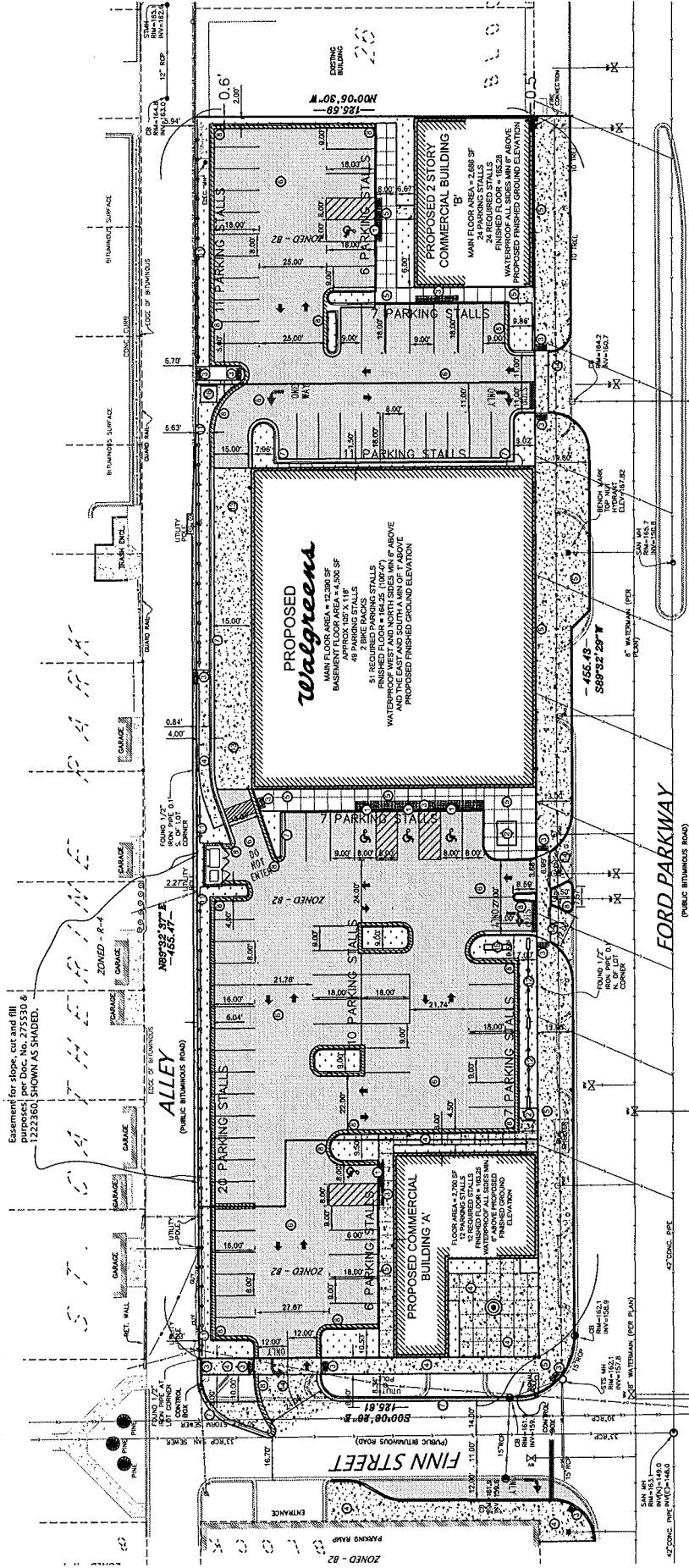
THE SITE CONDITIONS PER ALTAACSM LAND SURVEY FROM ERNST & YOUNG AND SURVEYING, INC. STILLWATER, MN.

VICINITY MAP



GENERAL NOTES

1. BEARINGS, DIMENSIONS AND EASEMENTS SHOWN HEREON ARE FOR REFERENCE ONLY. REFER TO PROJECT ALTAACSM LAND TITLE SURVEY FOR PROPERTY LEGAL DESCRIPTION AND VERIFICATION OF REFERENCED INFORMATION.
2. REFER TO PROJECT ARCHITECTURAL DRAWINGS FOR DETAIL DIMENSIONS OF BUILDINGS, DRIVE THRU AND AUTOSTOREFRONT CANOPIES, RECEIVING AND RETURN/RECYCLING PLATFORMS AND/OR ENCLOSURES AND CONCRETE WORK SURROUNDING BUILDING.
3. ALL AREA NOT OTHERWISE NOTED SHALL BE LANDSCAPED. REFER TO LANDSCAPE PLAN FOR ADDITIONAL INFORMATION.
4. SIGN REGULATING PARKING AND/OR TRAFFIC ON PRIVATE PROPERTY SHALL BE INSTALLED BY THE PROPERTY OWNER OR CONTRACTOR OUTSIDE OF THE PUBLIC RIGHT-OF-WAY. SIGNS APPROVED BY PUBLIC WORKS TRAFFIC ENGINEER SHALL BE INSTALLED BY THE PROPERTY OWNER OR CONTRACTOR OUTSIDE OF THE PUBLIC RIGHT-OF-WAY. CITY FORCES AT THE EXPENSE OF THE DEVELOPER. CONTACT LINDA MURPHY, TRAFFIC ENGINEER, 651-264-6255 SIX WEEKS IN ADVANCE OF NEEDED SIGNS.



Site plan

North

GENERAL NOTES

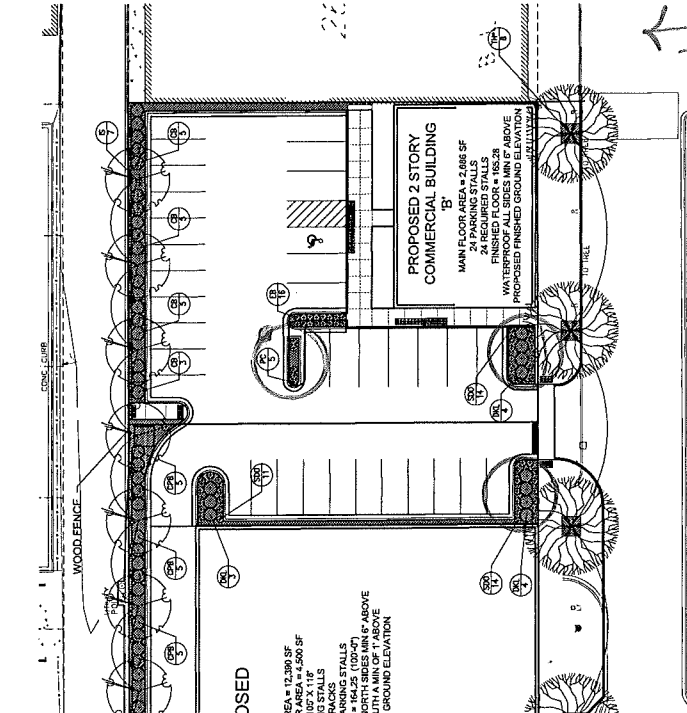
1. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
2. REMOVE ALL BURLAP FROM THE TOP OF FOOTBALL. REMOVE ALL GREEN TREATED BURLAP. REMOVE ALL PLANT IDENTIFICATION TAGS FROM ALL PLANT.
3. KEEP ALL PLANT MATERIALS MOIST AND SHUTTED UNTIL PLANTED.
4. FOR CONTAINER PLANTS: MAKE 1 TO 5 VERTICAL CUTS IN FOOTBALL AFTER PLANT HAS BEEN REMOVED. MAKE CUTS 1/2" DEEP. PLANT IMMEDIATELY.
5. SPREAD MULCH SO THAT IT IS IN CONTACT WITH WOODY BASE OF PLANT.
6. PLANT IN OPEN AREAS WHERE TREES ARE LOCATED IN OPEN GRASS AREAS.
7. WHICH EVER SPORED PLANTING AREAS CITY MUST VISIT.

[illegible]

Diagram illustrating the cross-section of a tree pit with the following layers and dimensions:

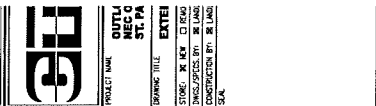
- METAL STRAP
- 3" TREE WRAP
- WOOT FLAME - NO MORE THAN 1" BELOW SOIL LINE
- TYPE 6 WOOD CHIP
- WELDON 5" MAX DEPTH
- 1" SUEDED - 4"-10" MAX. DIA.
- FINISH GRADE
- PLANTING SOIL
- EXISTING SUBGRADE
- 1'-6" MAX.

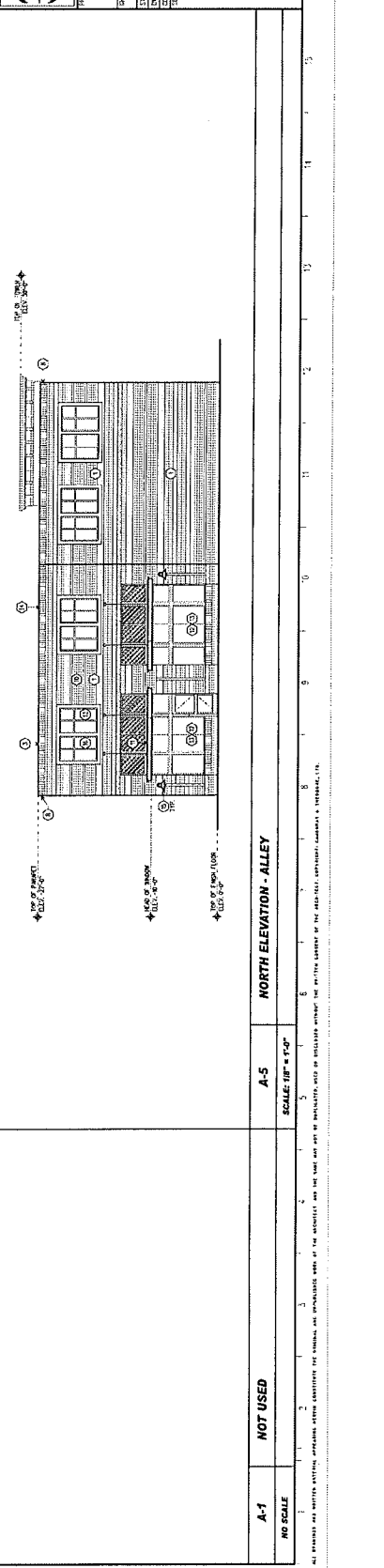
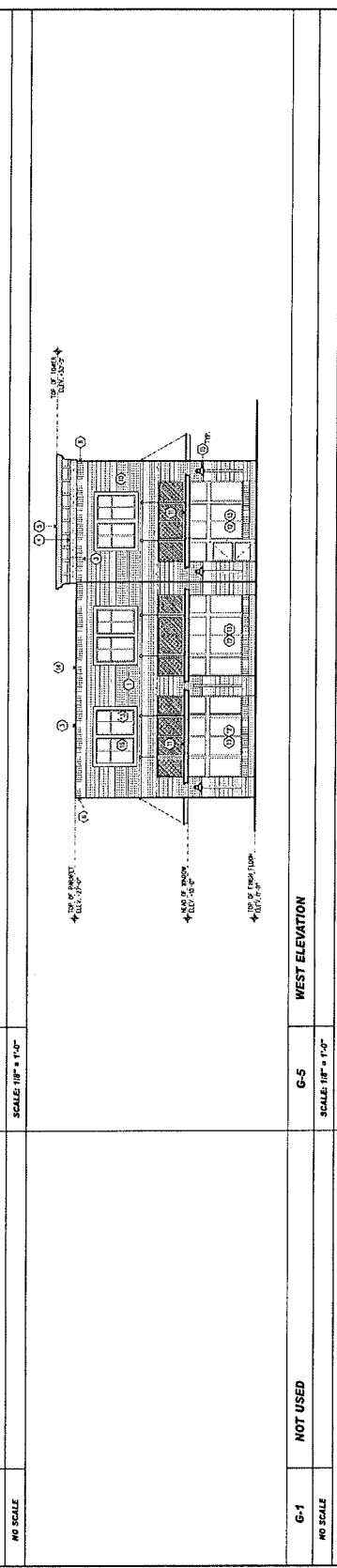
15. LANDSCAPE CONTRACTOR SHALL WARRANTY NEW PLANT MATERIAL THROUGH ONE CALENDAR YEAR FROM DATE OF SUBSTANTIAL COMPLETION.




West
Building

PROJECT NAME	OUTLINE NEC Q ST. PA
DRAWING TITLE	EXTER
STORE: DE NEW	<input type="checkbox"/> REMO
DWG./SPEC. BY:	DE LAND
CONSTRUCTION BY:	DE LAND
SCL	



[illegible][illegible]

1	FORM FOR MEMORIAL SERVICE	ADDRESS	DATE
2	INTERVIEW QUESTIONNAIRE		



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Pesticides Planning and Supply 106 Wilmette Rd., Skaneateles, N. 13023
 (607) 857-1222

[illegible]

Traffic Impact Study for Walgreens Development

2111 Ford Parkway
St. Paul, MN

Wenck File #2271-04

Prepared for:

SEMPER DEVELOPMENT

I have included a portion of the Traffic Impact Study for Walgreens in this packet. (The entire report is 30 pages long.) I will bring a copy of the entire study to the Zoning Committee hearing. If you would like to see the entire study before then, please contact me at 651-266-9086 or tom.beach@ci.stpaul.mn.us.
Tom Beach

Prepared by:

WENCK ASSOCIATES, INC.
1800 Pioneer Creek Center
P.O. Box 249
Maple Plain, Minnesota 55359-0249
(763) 479-4200

March 31, 2010



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1.0 Executive Summary

The purpose of this Traffic Impact Study is to evaluate the traffic impacts of the proposed Walgreens development located in St. Paul, MN. The project site is located in the northeast quadrant of the Ford Parkway/Finn Street intersection and extends east toward Cleveland Avenue as shown in **Figure 1**.

Based on direction from City of St. Paul traffic staff and a request by members of the zoning committee, this study examined traffic impacts of the proposed development on the following intersections:

- Ford Parkway/Finn Street
- Finn Street/Ramp Access
- Finn Street/Public Alley
- Ford Parkway/Cretin Avenue
- Ford Parkway/Cleveland Avenue

Proposed Development Characteristics

The proposed project will remove the existing vacant gasoline station (8 vehicle fueling positions), vacant retail building (7,566 sq. ft.), and the former Snyder's building (20,040 sq. ft.) and construct the following three buildings:

- 2,700 sq. ft. retail building
- 16,890 sq. ft. Walgreens (including a 4,500 sq. ft. basement)
- 2,686 sq. ft. two-story office/retail building (2,686 sq. ft. of office and 2,686 sq. ft. of retail for 5,372 sq. ft. total)

The property has a total of six existing access driveways. There are three full-access driveways and one right-in/right-out to Ford Parkway and two full-access driveways to Finn Street. The proposed plan reduces the number of full-access driveways by three. The access proposed to Ford Parkway is restricted to right-in/right-out movements only. The project is expected to be complete in 2011.

The conclusions drawn from the information and analyses presented in this report are as follows:

- The proposed development is expected to generate 64 trips during the weekday a.m. peak hour, 166 trips during the weekday p.m. peak hour, and 1,784 weekday daily trips.
- The intersections of Finn Street/Ramp Access and Finn Street/Public Alley have adequate capacity with existing geometrics and control to accommodate the proposed development while maintaining acceptable levels of service.

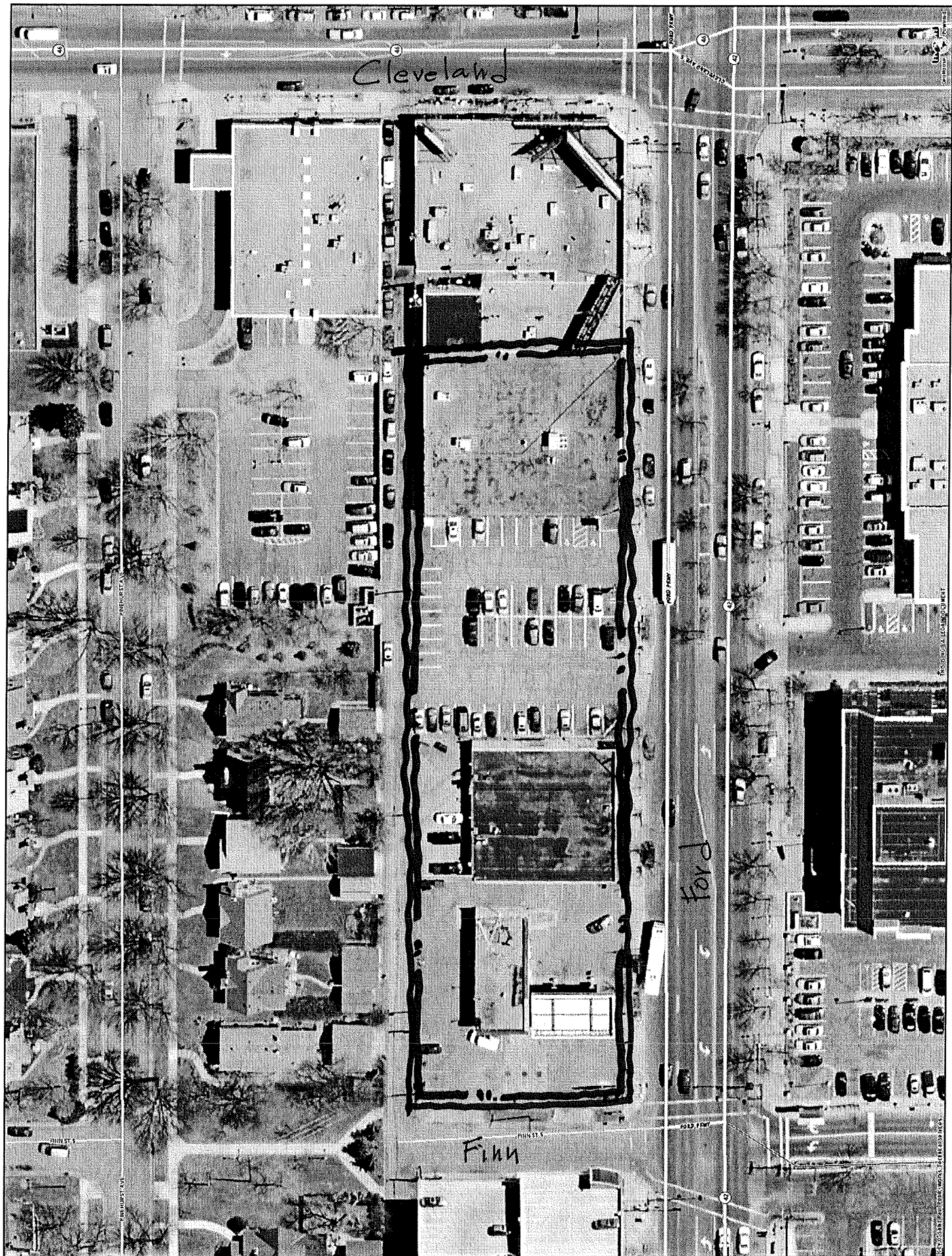
- During the a.m. and p.m. peak hours under all study scenarios, all movements at the intersections of Ford Parkway/Cretin Avenue and Ford Parkway/Cleveland Avenue operate at a LOS D or better and the overall intersections operate at LOS C or better. The proposed development has minimal impacts on traffic operations at these intersections. No improvements are needed at these intersections to accommodate the proposed development.
- Based on the level of service analysis, queuing analysis results, and discussions with the City, the recommended lane configuration for the southbound approach of Finn Street is a southbound left turn lane and a southbound through-right turn lane. The existing roadway width of this segment is 29.5 feet face of curb to face of curb. The recommended width is 36 feet face of curb to face of curb. This width would accommodate a southbound 12 foot through-right turn lane, a 10 foot southbound dedicated left turn lane, and a 14 foot northbound lane.
- To improve sight lines between westbound vehicles on Ford Parkway and vehicles exiting the right-in/right-out driveways, a no parking restriction on the north side of Ford Parkway along the property frontage should be considered. This restriction would improve sight distance at the proposed right-in/right-out driveways as well as allow westbound vehicles on Ford Parkway to access the site outside of the westbound through lane.
- The existing northbound approach lanes at the intersection of Ford Parkway/Finn Street consist of a left turn and right turn only designation. Modify the existing northbound pavement markings to correlate with the left turn lane and through-right turn only usage.
- The existing eastbound left turn lane striping on Ford Parkway currently used to access the existing Snyder's parking lot should be restriped to correlate with the removal of that access under the proposed plan. A recommended striping layout would provide an extension of the exclusive westbound left turn lane at the Ford Parkway/Finn Street intersection.
- Pedestrian safety along the subject property frontage is improved by reducing the number of driveways pedestrians have to cross as well as restricting movements at one of the remaining driveways. The existing signalized intersections studied provide appropriate pedestrian guidance including signal head indications and crosswalks. The proposed project will not have an adverse affect on pedestrian controls at these intersections.

6.0 Conclusions and Recommendations

The conclusions drawn from the information and analyses presented in this report are as follows:

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North